

Construction Management Plan



Fennings Farm, Pixey Green,
Stradbroke, Suffolk

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1 Introduction

1.1 Objectives of the plan

The purpose of the Construction Management Plan is to outline our approach to managing the soft strip and construction works for Fennings Farm, Pixey Green. This document includes specific comment on site establishment, logistics, and the process of managing the overall environment surrounding Fennings Farm. It will also ensure that the works cause the minimum disruption to the adjacent residents by achieving a safe working and living environment.

The agreed contents of the construction management plan must form part of the development plan to be agreed by Mid Suffolk District Council Planning Authority. The plan will be constantly reviewed and any changes and/or improvements will be added and agreed with the council, and the plan revised and re-issued.

This Construction Management Plan is subject to third part approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept informed of progress and future works on the project.

The information provided in this document is an overview of the key project activities at Fennings Farm, Pixey Green. Generic statements herein are to be further developed into plans, procedures, and detailed method statements as the project develops.

1.2 Project Overview

The project consists of the formation of 6 new steel framed, clear span poultry sheds and administration block. The new poultry houses will have ridge extraction fans, side inlet ventilation, LED lighting, power floated concrete floors, shuttered concrete dwarf walls, and specialist poultry equipment. The entirety of the outside of the building will be clad with profiled steel cladding in Juniper Green colour and the inside of the building will be clad using similarly profiled steel cladding in Goosewing Grey colour. The project involves areas of external concrete hardstanding, the installation of concrete encased dirty water tanks, the relocation of existing utilities, and the laying of foul and storm drainage. The administration block will include an office, entrance lobby, welfare facilities, toilets, mains electric room, pump room, farm storage and changing facilities. This document covers the creation of these spaces but not their fitting out.

The structural envelope will consist of poured concrete pads under each of the steel stanchions and a steel frame that is fabricated in accordance with BS EN 1090 CE Marking regulations.

2 Project Background

2.1 Site Description

Fennings Farm, Pixey Green is an existing poultry site with 9 poultry sheds, various auxiliary buildings, and a house where an existing agriculture worker lives.

The site is situated within a rural area, with very few residential neighbours in close proximity, and this has been taken into account in the preparation of the document.



3 Proposed Site Work

3.1 Preliminary Programme

It is envisaged that the duration of the works described will be 24 weeks.

The key elements of the development with regards to the potential impact on the surrounding area:-

- Site setup

See section 4.2

- Bulk Excavation

This will be carried out using a 360° excavator which will be a 13-tonne machine. The spoil will be used on site and therefore there will be no issues with transporting soil on the highway. There will be soil removed to during the excavation for the concrete pads required to act as structural foundation for the steel frame. The concrete for the pads will be delivered to site by ready-mix lorries and the pads will be at least 600mm deep.

- Services & Drainage

Following the excavation of soil and the grading of the site there will be storm and dirty water drains installed. The dirty water tanks will be encased in concrete and connected to the dirty water drainage. There will be diverter valves installed such that there is no cross-contamination between storm and dirty water. As the mains electric and water distribution points need to be moved these will be installed in trenches at the same time as drains are installed.

- Concrete floor, concrete aprons, and concrete dwarf walls

Following the completion of the installation of underground services and drainage the external concrete aprons will be poured to allow for clean storage of materials and for the reduction of dust and mud creation during the construction works. Each of the house, corridor, and admin block floors will be poured individually with falls create to allow for drainage of the buildings during wash down. The shuttered concrete walls are poured to create an impermeable ring beam around the floor.

- Steel frame and cladding

Once the floor is finished the steel frame can be erected using a telehandler. Temporary props are put in place during the erection of the frame to prevent collapse. The individual trusses are connected using timber purlins from scissor lifts. Once the frame is completed the frame will be lined underneath with steel cladding using a specialist scaffolding, and insulated in between the purlins. The top of the steel frame will then be clad and ventilation chimneys installed.

4 Construction Management Action Plan

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

Many of the issues identified will be further developed and dealt with in our more detailed site-based method statements. Method statements will be prepared and agreed for all major site-based operations in advance of the relevant works commencing. This will be particularly important for excavation, and structural works.

4.1 Neighbourly Relations

The site is in a rural setting and has only one residential neighbour in close proximity. Maintaining good neighbourly relations is assisted greatly by good communication, and by keeping third parties regularly informed of the site activities which are likely to impact adjacent residents. C. E. Davidson Ltd have found that listening to reasonable concerns and demonstrating a considerate and professional approach will always maintain a well-balanced relationship.

Prior to commencement, paperwork will be produced and distributed to the neighbours to keep them advised of upcoming works and the requirements for any abnormal works.

Appropriate signage and information boards will be displayed on the site entrance.

Any external lighting associated with the development during any ground works/construction for the purposes of security and site safety shall prevent upward and outward light radiation

4.2 Site Establishment

The area to the west of the existing poultry farm will be utilised for the site office and welfare facilities. All areas to be utilised for the site office and welfare facilities will be protected. The existing incoming power supply will be moved to a new meter position. All tools and welfare facilities will be powered using generators during the construction period. The water supply will be also be moved to a new position, which will take place prior to commencement of the site works. The existing entrance to the site will be utilised and made secure for the duration of the construction of the site, and there will signage erected. Areas of the site not being used for welfare facilities will be made secure for the duration of the works. C. E. Davidson Ltd will liaise with the client's representatives with regard to the details.

Heras fencing will be erected at the entrance to the site and will be established along the entire width of the farm end of the site. The new site is surrounded by natural boundary barriers on all sides so no further fencing is required.

Deliveries to the construction will happen within the otherwise stated working hours. All deliveries will be handled within the loading/unloading area indicated in Appendix A.

4.2.1 Access

Access to the site will be from Pixey Green. There are no footpaths near to the site and no parking restrictions although it should be noted that all site vehicles will be parked on site and there is sufficient room for all delivery vehicles to enter/egress the site in a forward direction.

It is possible for all vehicles, including LGVs, to access the site from either the Fressingfield direction (east) or the Rattlerow Hill direction (west).

4.2.2 Working Hours

Working hours will be 06:00 – 18:00 Monday to Friday, and 06:00 – 13:00 Saturdays.

4.2.3 Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the site entrance.

C. E. Davidson Ltd shall implement procedures to protect the site from fire.

A Site Fire Safety Co-ordinator will be appointed to assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:-

- Hot work permit regime.
- Installation of the site fire fighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
- Evacuation alarm.
- Material storage and waste control.
- Fire Brigade access.

4.2.4 Security

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 entrance will be regularly inspected to ensure that it remains secure. All windows and external doors will remain closed when the site is not operational. The entrance gate to the site will be fitted with a combination security lock to only allow access for authorised personnel.

The name and contact details of an appropriate member of staff will be provided in case of emergencies.

4.2.5 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with CDM regulations. Risk Assessments will be developed and agreed. 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 procedure when signing in for the first time, and to sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

4.2.6 Scaffolding

There will temporary scaffolding erected during the roofing stage of the site works. The scaffold is designed to work as edge protection.

4.2.7 Main Plant

360° excavators and dumper trucks will be used for the excavation on site including drains, tank installation, foundations, site grading.

Telehandlers will be used to erect the steel frames and for loading and unloading lorries, and for moving materials around site during the site works.

Mobile Elevated Work Platforms (MEWPs) will be used for internal works and for limited external works involving cladding of the gable ends.

There will be no craneage during the course of the construction works.

4.2.8 Good Housekeeping

The site will be kept in a clean and safe condition. The site boundaries will regularly be inspected to ensure that no litter is leaving the site.

There is no reason to suspect that mud should be carted onto Pixey Green but should it arise then the road will be swept clean, and there will be a wheel washing station at the site entrance. Vehicles will park in a hardcored parking area next to the construction exclusion area (Appendix A) so as to avoid mud getting onto tyres.

Unloading will be direct from vehicles onto the site in the loading/unloading area. Materials will be stored in the area shown on the construction layout (Appendix A), however during the construction phase the materials will arrive as they are to be used and not stored for any length of time on the site.

Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety of fire hazard. All skips will be covered as they leave the site and during the time on site when not being loaded.

Activities that have a potential to cause dust will be carefully monitored and dust reduction methods employed. This will include water spray from an industrial dust suppression unit manufactured by DustBoss (more details can be found later in this document in section 4.3.2).

Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas. Site operatives will not be allowed to congregate or loiter on the road.

4.3 Environment Issues

C. E. Davidson Ltd operate an environmental policy in which we pursue the following objectives.

To:

- Conduct our activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes minimum disturbance and disruption.
- Ensure that our staff have a good understanding of the environmental impacts of our business and what is expected of them to minimise these impacts.
- Ensure that our suppliers and sub-contractors are aware of this policy and ensure they apply similar standards to their own work.

4.3.1 Waste and Material Management

All waste materials will be removed from the site by a licensed waste handler using skips or lorries and taken to a licensed waste contractor for disposal and sorting.

All skips on site will be covered, together with those transported off site.

All materials will be stored at ground level and no double stacking will be carried out. Materials susceptible to wind e.g. cladding sheets will be banded together and where necessary secured to the ground.

All waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environment Protection (Duty of Care) Regulations 1991(b). Materials will be handled efficiently and waste managed appropriately.

We aim to minimise waste material as much as possible.

Waste will be placed in different skips depending on the material i.e. scrap metal, plastic, timber so that the waste can be more efficiently and environmentally friendly sorted.

No burning will take place on the site as all waste will be removed via skip.

4.3.2 Dust, Noise, and Vibration

Dust

The following measures will be considered, as appropriate, to mitigate the impact of dust due to the construction activities:

Site setup to be planned to ensure where possible dust creating activities are located away from sensitive areas;

Hard standing will be established as soon as possible on the site, which will help to eliminate dust production as the project develops;

Cutting equipment will use water as a dust suppressant;

Plant will, where possible, be electrically powered;

Skips will be securely covered.

Noise and Vibration

We are fully aware of the sensitivities to noise of those occupying the adjacent properties.

Construction noise should only be audible between the hours of:

06:00 – 18:00 Monday – Friday,

06:00 – 13:00 on Saturdays.

No construction noise should take place on Sundays or Bank Holidays

All reasonable steps will be taken to minimise any noise disruption to adjacent occupiers.

Operatives working in noisy areas will be monitored to ensure they are wearing the necessary personal protective equipment and that they are not exceeding their permitted exposure periods.

Electrically powered plant will be used where practical.

