

**Construction Management Plan, Whiterail Developments
Claremont Terrace, Woodnesborough, Sandwich, CT13 0LY**

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1.0 Introduction

1.1 Objectives of the plan

The purpose of the Construction Management plan is to outline our approach and management of the proposed development of 4 dwellings to the right of White Rail (see Appendix A). This document will highlight the site parameters, logistics, and how to achieve minimum disruption to adjacent residents and a safe working and living environment.

The agreed contents of the construction management plan will form part of the development plan. The plan will be constantly reviewed and any changes or improvements will be added and agreed with the Council and the plan revised and re-issued.

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development.

This Plan is to inform interested parties. It will be used as the background for the detailed construction method and risk assessments and will be included in all specialist trade contractor portions of the works.

1.2 Project Overview

The project involves the clearance and construction of 4 dwellings with car parking and landscaping.

The 4 dwellings will consist of 2 pairs of semi-detached houses (Block 1 and Block 2). (See Appendix A)

The site is located at the end of Claremont Terrace (Sandwich side), Woodnesborough, Sandwich.

2.0 Project Background

2.1 Site Description

The Whiterail development site is to the right of the detached house (White Rail), and is approximately 0.15 acres, with hard standing ground to the front of the land adjacent to Sandwich Road

3.0 Proposed Site Works

3.1 Preliminary Program

The foundations for each pair of houses (Block 1 & Block 2 (B1 & B2)) will start at the end of September 22 (subject to planning approval). The aim is to have the units watertight before year end 2022.

B1 completion May 23 and B2 completion end of June 23

3.2 Site Set Up

Prior to works commencing, the following action points will be adhered to:

- Cutting back of bushes which may obstruct the access and egress into the site
- Erection of hoarding/fence panels to enclose site
- Installation of site security (CCTV)
- Installation of water drums to allow wheel/jet wash
- Installation of site hut and welfare facilities
- Clearance of hard ground for additional parking of site operatives
- Segregation and demarcation of storage areas

3.3 Main Construction Works

The main works will comprise of the following:

- Substructure, Foundations and Drainage
- Frame, Super Structure
- Roofing
- External Elevations
- Internal Services and Finishing
- External Works

The above mentioned works all takes place within the confines of the site hoarding/fencing and will be constantly reviewed and revised to suit the constraints of the site.

3.4 Material Distribution

To serve the project effectively we will implement the following plan:

- As practically possible the site will operate “just in time” deliveries
- There will be a small material storage facility
- The hard ground area to the front of the site parallel to Sandwich Rd will serve as an offloading area
- Where possible, the offloading of materials will happen within the boundary of the site

4.0 Construction Management Plan

The following considerations are to demonstrate our commitment to manage and mitigate the impact on the infrastructure and local community.

Any issues or challenges identified, will be outlined in more detail in the Method Statements for each trade and overseen by the Project Manager (PM) and dealt with before any operation commences. This will be essential during the excavation and structural works.

4.1 Communication

The site has one nearby property (White Rail) next to the boundary, but acknowledgement of adjacent properties will be taken into consideration. We will endeavour to maintain neighbourly relations with good communications, by keeping third parties informed regularly of siter activities that may impact the adjoining residents. Subcontractors will be encouraged to listen to reasonable concerns and respond with a professional approach to keep a well-balanced relationship.

Appropriate signage and information boards will be displayed on the site boundary which borders Sandwich Road.

4.2 Establishing the Site

A hoarding will be erected along the site boundary to secure the site and likely be a heras type fence.

Car sharing is encouraged, and where possible, Contractors and Sub-Contractors cars will park on the hard ground to the front of the site to minimise parking on Sandwich Road.

4.3 Access

Access to the site will be through the existing gates, which will be managed by site personnel.

Vehicles will be unloaded within the site boundary.

4.4 Traffic Management

Deliveries to be managed on a “just in time” basis, carefully planned, pre-booked and site managed to ensure no back up of deliveries, congestion, and minimum disruption to neighbours. Vehicles will be monitored closely through a site log.

When deliveries are undertaken, full attention will be paid to:

- Reduction to site works and personnel movement
- Reversing vehicles to be directed by a Competent Person
- Suitable Barriers to be in place to prevent pedestrian access to loading area
- Vehicle movement within the site to be supervised by a banksman
- Delivers to come along Sandwich Bypass – Dover Road – Sandwich Road
- Temporary Traffic Management will not be required during delivery times

4.5 Working Hours

Working hours will be between 08.00 – 18.00 Monday to Friday and 09.00 – 13.00 Saturday. No works to be carried out on public holidays or outside the hours stated earlier without written approval.

4.6 Fire and Emergency Procedures

Contact names and telephone numbers will made available in case of out of hours emergencies relating to the site.

Procedures will be implemented to protect the site from fire which will include the following:

- Evacuation Alarm
- Established fire points
- Access to fire extinguishers
- Material Storage
- Waste control
- Fire Brigade access

4.7 Security

The hoarding will be regularly inspected to ensure it remains secure, the access and egress gate to be locked when the site is not occupied. CCTV with motion sensor to be installed and monitored by appropriate member of staff.

4.8 Health and Safety

A Construction Health and Safety Plan will be prepared for the works and a Risk Assessment and Method Statement (RAMS) to be developed and agreed from the Sub-Contractors, to establish the safe method of work for each work procedure.

Site inductions will be held for any new personnel and trades to establish the site rules and enforced safety rules. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign that they have read and understood said procedures.

4.9 Scaffolding

Before Scaffolding is erected on site, a fully designed drawing must be produced and agreed with the PM.

External Scaffolding will be erected and generally consist of a 5 board wide independent Scaffold with boarded 2m lifts.

4.10 Housekeeping

The site will be kept in a clean and safe condition, with areas directly outside the site inspected regularly and any rubbish removed accordingly.

The road and pavements will be kept clean and the site hoarding to be cleared if required.

Materials will not be stored outside of the site boundary and be kept within the hoarding site side.

Waste and rubbish will be regularly removed from site and not allowed to accumulate to cause a safety or fire hazard.

Activities that may cause dust will be monitored closely and dust reduction methods will be employed. This will include damping down and dust extraction on tools.

5.0 Environmental Issues

All sub-contractors to operate under the following environmental conditions:

- Conduct activities with regard to the protection of the environment
- Comply with all relevant regulatory and legislative requirements and codes of practice
- Communicate with the neighbours to ensure the work causes minimum disruption

5.1 Waste and Material Management

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

Our aim is to minimise waste as much as possible and to recycle as much as possible.

5.2 Dust and Noise

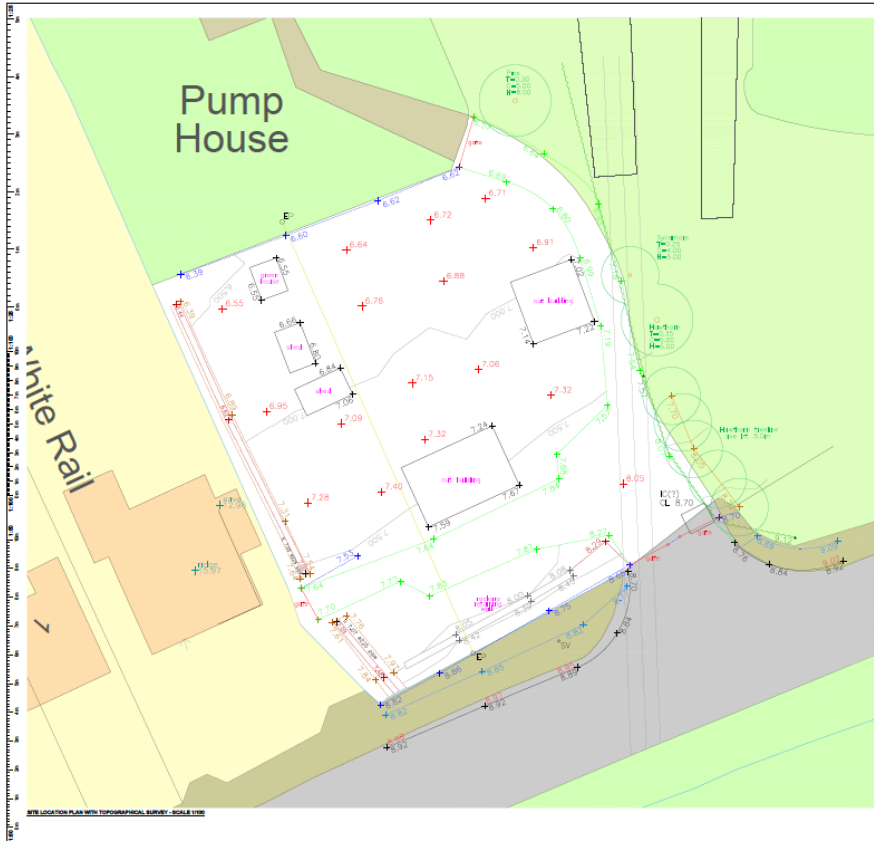
The following measures will be put in place where appropriate to minimise the impact of dust from construction activities:

- There will be no site bonfires
- Dust creating activities will be located away from the boundary adjacent to our neighbours
- Cutting equipment will use water as a suppressant or an exhaust ventilation system where possible
- Skips will be covered

The following measures will be put in place where appropriate to minimise the impact of noise from construction activities:

- Noisy works will be restricted to between 09.00 – 16.00 Monday to Friday
- All reasonable steps will be taken to minimise any disruption to adjacent neighbours

Appendix A Site Plan



LOCATION PLAN - SCALE 1:500
 0m 50m 100m 150m

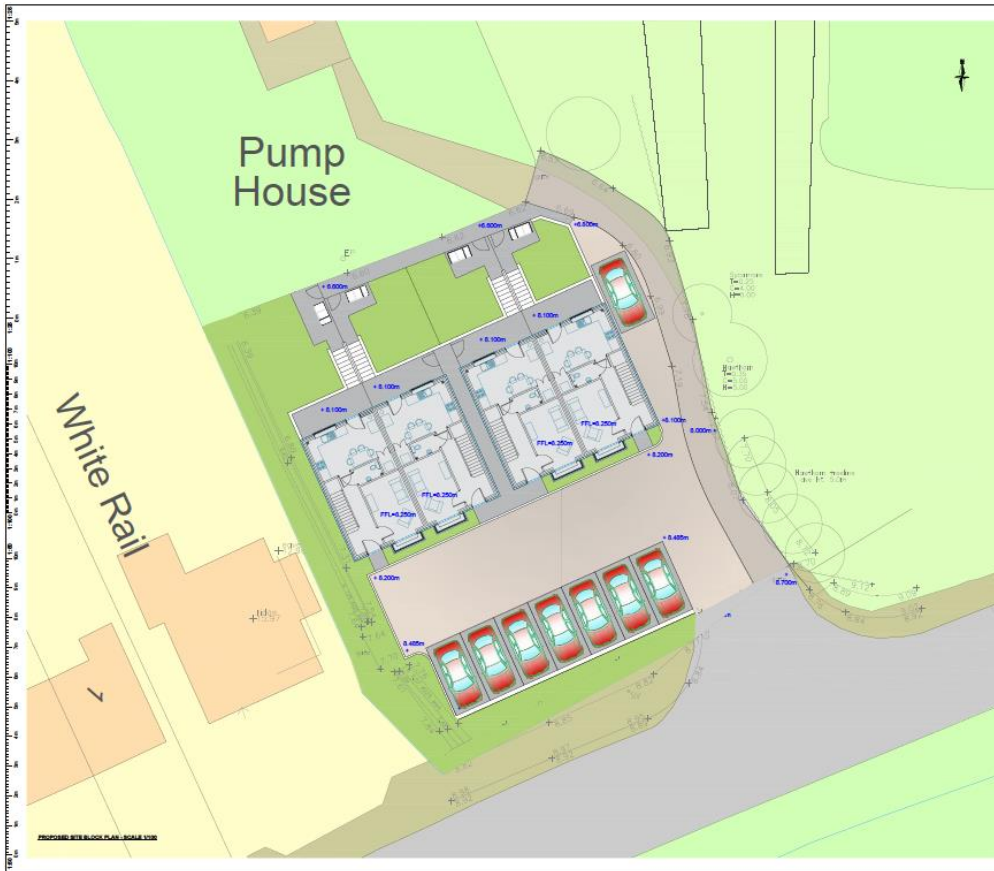
PROPOSED SITE BLOCK PLAN - SCALE 1:100

**FOR INFORMATION ONLY
 NOT FOR CONSTRUCTION PURPOSES**

01	Final Issue to Client	04/05/2022
02	Final Issue to Client	04/05/2022
03	Issue Description	Final

EZ-PLANS
 100, Woodlands Road, Woodlands, Queensland 4213, Australia
 Tel: 07 5599 1234, Fax: 07 5599 1235, Email: info@ez-plans.com.au

Project Name	Site
Client Name	EMA-2022-48-01
Project Reference	21



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 100, Woodlands Road, Woodlands, Queensland 4213, Australia
 Tel: 07 5599 1234, Fax: 07 5599 1235, Email: info@ez-plans.com.au

Project Name	Site
Client Name	EMA-2022-48-03
Project Reference	21