

Construction Management Plan - 603 Gloucester Road

1. Description of the Project

This project is situated on the north corner of the junction between Gloucester Rd and Highbury Rd. The project is to rebuild the existing three storey house in accordance with the planning application 21/01037/F and create 4 no. two-bedroom flats.

The planning permission contains conditions that are to be satisfied prior to commencement of the works. Condition 2 of the planning permission states:

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- *24-hour emergency contact number;*
- *Hours of operation;*
- *Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);*
- *Routes for construction traffic;*
- *Locations for loading/unloading and storage of plant, waste, and construction materials;*
- *Method of preventing mud being carried onto the highway;*
- *Measures to protect vulnerable road users (cyclists and pedestrians)*
- *Any necessary temporary traffic management measures;*
- *Arrangements for turning vehicles;*
- *Arrangements to receive abnormal loads or unusually large vehicles;*
- *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*

2. 24-Hour Emergency Contact Number

Andrew Sharp (principal contractor): 0782 527 1444

HSE Incident Contact Centre:

<https://www.hse.gov.uk/riddor/report.htm#online>

All incidents can be reported online but a telephone service remains for reporting fatal and major injuries only - call the Incident Contact Centre on 0345 300 9923 (opening hours Monday to Friday 8.30 am to 5 pm).

3. Hours of Operation

The hours of working on site during the period of construction shall be restricted to:

07:30 to 18:00 from Monday to Friday.

08:00 to 13:00 on Saturday and no work shall take place on Sundays or Public Holidays.

The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

4. Parking of Vehicle of Site Operatives and Visitors

(including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction)

Diagram 1 – Construction Areas

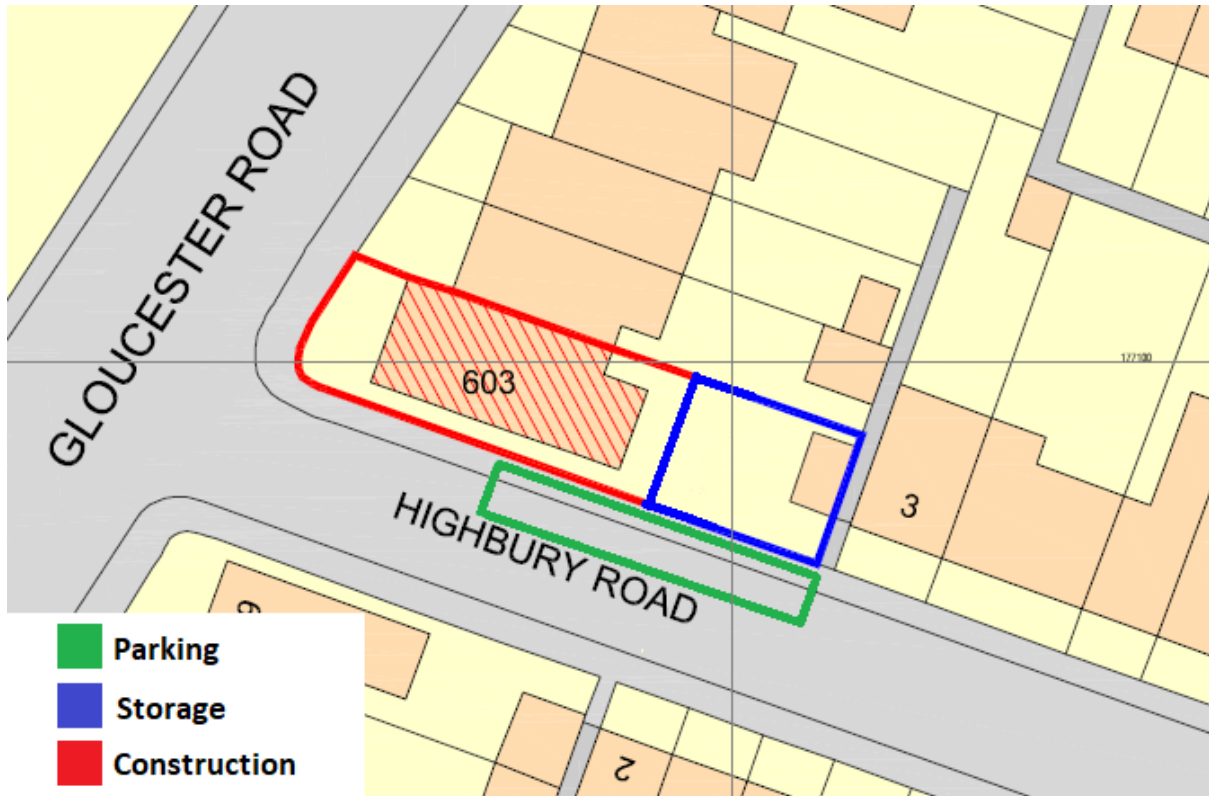


Diagram 1 above shows the area alongside the site on Highbury Rd, marked in green, which will be assigned for the parking of construction or visitor vehicles for loading or otherwise, if a permit is required for this area, then they will be obtained. Sufficient space will be left at the junction to Gloucester Rd so that vehicles can safely join onto Gloucester Rd/ Highbury Rd. The assigned area will not block access to any other neighbouring properties and there will be sufficient room for vehicles to pass.

5. Routes for Construction Traffic

Construction traffic can access the site from Gloucester Rd onto Highbury Rd without any negative implications.

6. Locations for Loading/Unloading and Storage of Plant, Waste, and Construction Materials

The loading and unloading of storage items, plant, materials, etc. will take place within the green parking zone. Storage will be within the blue zone. See diagram 1 above.

7. Method of Preventing Mud Being Carried onto The Highway

Construction vehicles will not be travelling over mud since the loading will be from Highbury Rd and the internal site movement of materials will be by hand. Should any mud appear on the highway, then it will be removed and put into a waste bin. The highway will then be carefully washed down.

8. Measures to Protect Vulnerable Road Users (cyclists and pedestrians)

Pavement closure will be applied for, if required, during the construction and the correct signage will be used to inform pedestrians and other users of the works and any relevant obstructions. Road barriers etc. will be used to section off part of the pavement and road if required.

During the off-loading of materials from Highbury Rd, a banksman will be employed to make sure that pedestrians and cyclists are aware of the lorry being off-loaded.

9. Any Necessary Temporary Traffic Management Measures

As noted above, pavement closure will be applied for if required during the construction and the correct signage will be used to inform pedestrians and other users of the works and any relevant obstructions. Road barriers etc. will be used to section off part of the pavement and road if required.

10. Arrangements for Turning Vehicles

Vehicles will not need to turn around as access to Gloucester Rd can be achieved by driving up or down Highbury Rd as it has an access road.

11. Arrangements to Receive Abnormal Loads or Unusually Large Vehicles

Abnormal loads or unusually large vehicles will not be required for the works.

12. Methods of Communicating the Construction Management Plan to Staff, Visitors and Neighbouring Residents and Businesses

Signage will be provided around the site outlining some key contact information and details regarding the works such as the working hours, warning signs, visitor report signs, etc., in order to communicate with the public.