



# Construction Management Plan

## Project Details

***Apex House  
Edenbridge  
TN8 6HZ***

***Development of two storey, 2 bed town house and associated parking. Relocation of communal bin store and installation of automated car park entrance barrier***

Application Number: 23/02079/FUL

Rev:	Date:	Checked by:
00	04/12/2023	Mykola Kachmar

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## Introduction

### 1. Introduction

This report describes the anticipated construction programme for the development and describes the nature of the activities to be undertaken. It identifies, the environmental considerations associated with these activities and outlines appropriate measures that might be implemented for their mitigation. It contains construction methods and contracting strategies that can be reasonably anticipated for a phased re-development of this type.

This Construction Management Plan is issued in connection with Application Number: 23/02079/FUL and the discharge of condition number 4 as described below;

*4) No development, including any works of demolition, or preparation works prior to building operations, shall take place on site until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved Plan shall be adhered to throughout the construction period and shall include:(a) Routing of construction and delivery vehicles to / from site(b) Parking and turning areas for construction and delivery vehicles and site personnel(c) Timing of deliveries(d) Provision of wheel washing facilities(e) Temporary traffic management /signage(f) measures to deal with noise, dust, site working hours, deliveries and waste. There should be no burning whatsoever on site.*

*To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or affect the amenities of neighbouring residential development, in accordance with Policies T1, T2, EN1, EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.*

It is likely that this application will be built out in tandem with approved application 22/02086/FUL and as such the approaches to Construction Management shall be appropriate to both builds.

*22/02086/FUL - Conversion of two outbuildings into residential C3 use, including introduction of mezzanine floors, new windows, doors and roof lights. Creation of new purpose built bin store for wider Apex House site. Demolition of bin and cycle stores. Alterations to car parking | Apex House Main Road Edenbridge Kent TN8 6HZ*

### 2. Contacts

Telephone numbers are available for the general public to contact the project team, these telephone numbers are manned 24-hours. Posters for these schemes are displayed in various locations on the site. These numbers are advertised on posters around the site and will be provided to interested parties. Notable contact numbers are:

#### 24 Hour contact number

**IMKO Senior Project Manager-** Mobile: 07771927096

**Site Address:** Apex House, Main Road, Edenbridge, TN8 6HZ

**Client:** Apex Premier Ltd

**Local Authority:** Sevenoaks District Council, Tel. 01732227000

**A&E Hospital:** Edenbridge Memorial Heath Centre, Four Elms Rd, TN8 6FT, Tel. 01732863164

**Police:** Sevenoaks police Station Argyle Rd, Sevenoaks, TN13 1HG, Tel. 01622690690

**Fire:** Edenbridge Fire Station, Mont St Aignan Way, TN8 5LN, Tel. 01622692121

**ALL Emergency Services 999**

**Management of the project**

**Site opening hours**

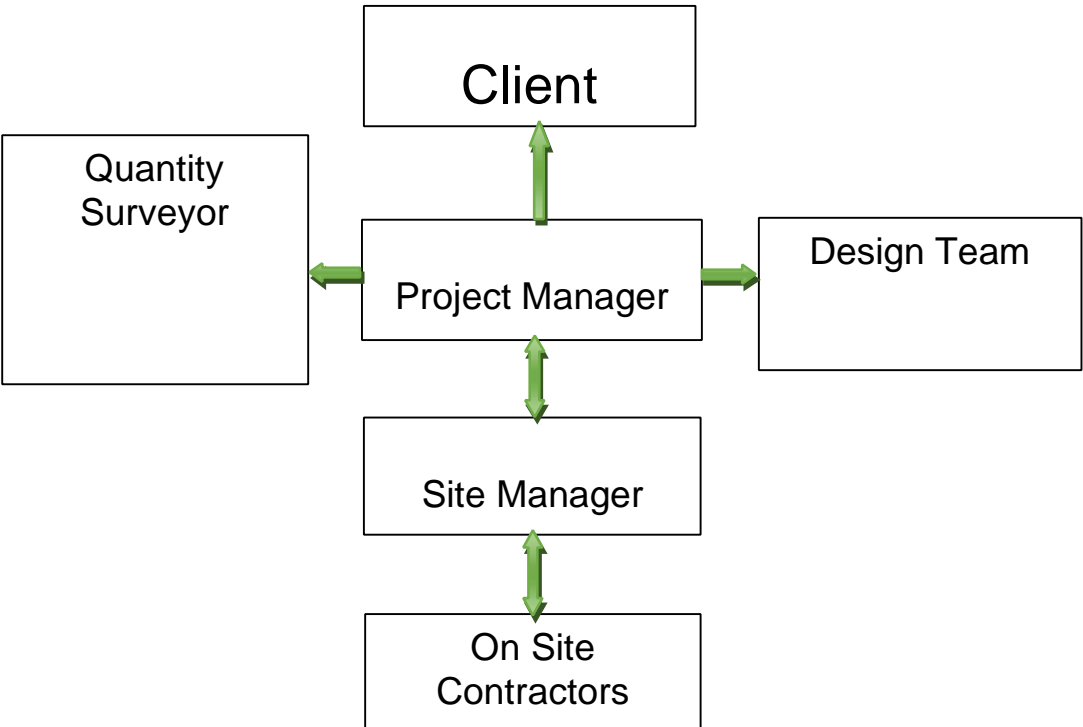
Between 08:00 and 18:00 Monday to Friday and Between 08:00 and 13:00 on Saturday  
Not at all on Sundays, bank holidays and public holidays

We will carry out demolition and structural work only between 08:00 and 18:00 Monday to Friday and Between 08:00 and 13:00 on Saturday; Not at all on Sundays, bank holidays and public holidays.

**No noisy works will take place outside these hours.**

**3. Management of the Project**

The responsibilities of the management involved in the project are to deliver the project on time, on budget without compromising the health and safety of the operators involved. The management reporting hierarchy is shown in the below diagram:



The health and Safety goals are to complete the project with zero accidents and zero near misses by reducing all risks to the lowest reasonably practicable levels. The management also hopes that all operators leave the project with a better understanding of health and safety issues. At regular intervals throughout the project the Project Manager, the CDM Co-ordinator, the Site Manager and the Designer will meet to discuss the health and safety performance. This will involve analysing the cause of any accidents logged and discussing action taken. Upon completion a lessons learned meeting will take place so that all relevant parties can review all health and safety activity throughout the project.

#### **4. Residential and Subcontractor Parking**

To minimise the impact on local resident parking IMKO encourage all subcontractors' to use public transport on a daily basis all tools and equipment are delivered and stored on site to eliminate a daily vehicle commute.

#### **5. Enabling Works & Excavation/ Demolition Works**

Prior to excavation and demolition work of any buildings, various enabling works will be carried out within the existing buildings and structures. These works may include ecological, environmental and archaeological activities which will need sensitive management which will include: • Asbestos Surveys and Removal under licence. (Control of Asbestos Regulations 2006); • Archaeological Investigations and Building Surveys; • Ground contamination and remediation if required, pre & post demolition phase.

#### **6. Construction Noise & Vibration**

If required, the noise and vibration issues will be regularly monitored with Kewtech sound level meters or if required ABEM Vibration Monitoring.

The noise plans will include details of further monitoring work that will be carried out during the project to verify that the noise levels are not being exceeded. Part of this will be to propose and agree the points for further monitoring. The basic precautions that will be taken to minimise noise on the site are given including silenced plant, working hours and reduced working hours for demolition and underpinning operations. The limitations for noise are as follows:

- a) 08:00 to 18:00 on Monday to Friday (excluding Bank Holidays)
- b) 08:00 to 13:00 on Saturdays
- c) At no time on Sundays. Any work to be undertaken outside of these hours is prohibited unless agreed with all relevant parties including Windsor and Maidenhead Council.

In the event that a complaint or concern is raised, an immediate review will be completed to remove the problem wherever possible and to establish what levels of noise and vibration have been emitted from the site. The interested parties will also be notified. In the event that the limits have been exceeded the operation will be modified and the noise and/or vibration rechecked from that operation to verify that the corrective action has been effective.

These actions may include reducing the operating hours, reciting the equipment, changing the method of working or temporary barriers. In the event that the noise levels prescribed are not being exceeded, the complaint will be reviewed and discussions held with the third party to understand the problem further and evaluate whether the particular problem can be rectified or at least improved. Communication will be maintained in conjunction with the interested authorities. Detailed demolition and underpinning records will be kept which would detail the type of equipment, location, and time.

#### **7. Construction Lighting**

The Construction lighting will be limited and task specific. There will be no new high mast lights erected for the construction works itself. On occasion mobile light towers may be used. Procedures will be put in place for monitoring the lighting, and adjustments will be made to lighting to ensure minimal environmental and social impacts occur.

## **8. Dust Management**

Dust management for the project will be carried out by IMKO and include the use of water spray or physical containment.

In the event of a complaint in respect to any of the works, shall be directed to the Community Liaison Manager who will be responsible for following the complaint through to resolution and initiating and necessary enforcement or corrective action. Testing will be carried out daily and any high-recorded levels will be investigated to identify the source. Remedial action will then be taken to reduce levels and the monitoring repeated to verify that the corrective action has been successful. Hard surfaces will be cleaned and maintained. Sub-contractors will be instructed to keep all plant and equipment used in good repair. Maintenance shall be carried out in accordance with the manufacturer's recommendations or in such a manner or at such a greater frequency as operational experience may show to be appropriate.

## **9. Traffic Management Plan**

All works vehicle must adhere to national speed limits and any local authority by-laws. Deliveries that are outside the normal permitted size of weight will be notified to the authorities. These will be identified in advance to allow liaison with interested parties. Wheel wash facility will be provided if required (at any stage of the project). Deliveries are permitted only within site working hours.

All traffic to and from site shall follow the traffic management guidance issued in advance by the contractor. Sufficient turning space shall be provided on site for all small and mid-sized wheel base vehicles. Banksmen be employed to ensure safe passage for pedestrians and vehicles during deliveries and when larger articulated vehicles deliver to site.

## **10. Deliveries/Collections and Storage**

Deliveries are not to be made outside of the permitted hours of work. All deliveries are to be pre booked and delivery drivers must report to Site Manager and sign the Site visitor book. All heavy goods vehicles are to temporarily stop at the rear of the site and follow IMKO traffic guidance issued in advance by the contractor.

All storage is to be located with the perimeter of the site and at no time are any new or waste products to be stored outside of this boundary where dedicated storage areas shall be provided behind 1.8m high Herras fencing.

We do not envisage any requirement for vehicle washing within this project.

## **11. Vehicle Emissions**

All construction vehicles are required to comply with relevant European standards. Suppliers and drivers are required to: - Switch off their vehicle's engine when stationary to prevent exhaust emissions - Maintain vehicles including engines in tune and catalysts working efficiently - All vehicles used by contractors must comply with MOT emission standards at all times.

## **12. Waste Removal**

The removal of waste products from site will be minimised by recycling of excess materials wherever is possible. Removals to be carried out by smaller Lorries if possible to reduce the impact on local residents. Loads will only be deposited at licensed tips. To demonstrate the correct depositing of excavated material and to prevent the occurrence of fly-tipping, a ticket system will be operated within IMKO waste management plan.

Our licenced waste carrier will randomly be followed to ensure compliance with existing law.

### **13. Concrete Pouring**

Concrete pouring and filling will be fully controlled to ensure that cement bound materials do not pose any pollution issues. - All concrete pouring and filling operations shall be supervised and monitored - Concrete use shall be monitored with accurate pour records - Any drains in vicinity of concrete works will be covered - Consider use of biodegradable shutter oils – handling, storage, use and disposal will be carefully controlled.

### **14. Site Hoarding Security**

IMKO will provide a temporary hoarding. This will assist with the security and safety of the site throughout the project.

We will only display approved Health and Safety signage and contact details relating to the site and Principal Contractor.

## **HEALTH AND SAFETY POLICY STATEMENT**

### **15.0 Health and Safety Policy Statement**

Effective Health, Safety and Management control and work practice is an integral part of our company culture and is recognised as a key driver in respect to achieving success in our business objectives.

#### **Key HS&E Policy Objectives**

To ensure that our business operations are undertaken in accordance with best practice procedures which reflect compliance with current and up to date statutory safety, health and environmental legislation.

To provide our workforce with “best practice” training, information, procedures, skills, equipment and leadership to assist them in ensuring our business operations, at all times, reflect “best practice”.

To promote the “Respect for People” principles as highlighted within the Construction Taskforce industry improvement report “Rethinking Construction”.

To ensure the directors and senior management of IMKO recognise and fully support the requirement to establish improved H&S standards within the industry and are committed to supporting our clients in achieving this objective by ensuring excellent standards of H&S management and practice within our operational control.

To influence mutual performance improvement objectives and practices within the integrated supply chain which we recognise as being important to the success of our client’s projects and the industry in general.

To work successfully with our supply chain partners in realising significant and tangible H&S performance improvement standards in all of our project appointments and undertakings, also to look at sustainable construction methods.

To ensure our business operations do not cause risk to the health and safety of our employees or to others who may be affected by our business operations

To ensure our business operations do not cause risk to the local or wider environment through poor environmental management control or work practices

To continually improve our H&S policy at regular intervals or at other times where events such as significant H&S incidents or the introduction of new or updated legislation dictates

### **Key Statutory Duties Compliance.**

We shall do all that is reasonably practicable to implement our legal duties under all relevant statutory provisions and in particular those provisions outlined in:

- The Health & Safety at Work Act 1974;
- The Management of Health & Safety at Work Regulations 1999.
- The Construction (Design and Management) Regulations 2015

### **In particular as an employer we will:**

Provide and maintain plant and systems of work that are safe and without risk to health

Ensure the safety and absence of risks to health in connection with the use, handling, storage and transportation of articles and substances

Provide information, instruction, training and supervision as is necessary to ensure the health and safety at work of all employees.

Ensure the maintenance of workplaces under our control in a condition that is safe and without risks to health, which includes the provision and maintenance of safe access and egress routes

The provision and maintenance of a working environment that is safe, without risks to health and adequate as regards to facilities and the arrangements of the welfare of our employees whilst at work.

### **Employee Co-operation**

As a condition of our employment we require our employees to co-operate with us to ensure we meet with our objectives. In particular we require our employees to:

Take reasonable care of your own health and safety and that of others who may be affected by your acts or omissions whilst at work.

Not intentionally or recklessly interfere with or misuse anything provided in the interests of health, safety and welfare.

### **Directors Commitment**

We, the directors, pledge to provide satisfactory resources to ensure, so far as reasonably practicable, that our company employees are provided with the necessary training, supervision, information, procedures, skills, equipment and leadership necessary to achieve our policy objectives.

This policy applies to all employees of IMKO.

**Date: 04/12/2023**

**Signed:**



Mykola Kachmar

**Managing Director**