

Construction Management Plan For the Orchard Temporary Theatre

1.0 Introduction

1.1 Planning Portal reference number **PP-12567783**

1.2 Site address

Former Co -op site, Hythe Street Dartford Kent DA1 1BE
Opposite 41 Hythe St, Dartford DA1 1BE



1.3 Project details and overview

Start Date Monday 1st November 2023
Completion Date Friday 1st December 2023

1.4 Site description and context

➤ Site description of the site.

The site comprises cleared land which, until circa 2010 accommodated a Co-Op department store (which closed in the early 2000s). This previous Co-op building primarily used to be bounded by Hythe Street and Orchard Street, but since its demolition only one frontage, dating from the 1930s, has been retained on Spital Street at the southern end of Orchard Street. More historically, the Site previously comprised residential dwellings and the Kidd Brewery (and before that Miskin's Brewery), a large 19th century industrial complex.

Following the demolition of the Co-Op, the site was cleared and more recently has been used as a temporary contractor's compound for public realm/highway works being undertaken in the town centre on behalf of Dartford Council.

➤ surrounding area

The site is in a highly sustainable location, being within a town centre location, adjoining existing shops and services. In addition, the site is highly accessible, being only 150 metres from the numerous bus stops on Home Gardens to the north east. These stops provide bus services west to Woolwich, south to South Darenth and West Kingsdown, and east to Bluewater. Dartford train station is located approximately 400m walking distance to the north east, providing rail services west into London Victoria and London Charing Cross and east to Gravesend and Rainham.

➤ Nearby development proposals.

land to the west of the site (west of Orchard Street) accommodates the 110 space Westgate surface car park, to the south is the rear of retail premises (fronting Spital Street), including the vacant frontage of the former Co-Op store which has been retained. To the east (east of Hythe Street) are retail stores on the east side of Hythe Street, and to the north is a terrace of residential properties together with an Indian restaurant/takeaway. The Orchard Theatre lies less than 100 metres to the east of the application site.

Whilst there are no statutory listed buildings on the site, it is partly located (to the south) within the Dartford Town Centre Conservation Area. In addition, the retained Co-op façade on Spital Street is identified as being appropriate for local listing in the Conservation Area Statement. Within the wider area, local heritage assets include a Grade II listed building (The Coach and Horses Public House) to the south east of the site on Spital Street. Furthermore, there are other listed buildings to the south, south west and south east of the site.

➤ Size and nature of the development.

This section describes the scheme and examines its use, amount, scale, layout, landscaping, appearance and operational requirements.

The proposed use is a theatre (a sui generis use). Given the temporary nature of the proposal, the planning application proposes a 15 month period for the theatre to be in operation (this length of operation is expected to be secured by a planning condition embedded into a future planning approval).

The purpose of the development is to temporarily replace The Orchard Theatre, whilst building works take place, enabling the theatre to honour the performances and bookings scheduled over the next 12-15 months. As a result, the temporary theatre is not only required to be of a size capable of accommodating the size of audience that have already pre-purchased tickets for performances at The Orchard Theatre, but it also needs to provide support facilities which performers and members of the audience expect to find in a fully functioning theatre.

These facilities include:

- The main auditorium, which has a seating capacity of 1,091
- The stage area, which is required to be sufficiently large and flexible to accommodate a range of productions;
- The performers area, which includes the stage door, 8 No. dressing rooms (of differing sizes), a green room, toilets and showers and an area for laundry;
- Foyer and bar area (for use prior to performances and during internals, including to allow ticket checking);
- A box office (which, in addition to being open during performances, will also be open outside of these times to enable the purchase and collection of tickets);
- Audience toilets (separate male, female and disabled).
- Back of house areas for staff, including 3 No. offices, 2 No. store rooms, a cold storage area and a cleaners store.

All of the uses described above are ancillary to the main use of the structure as a theatre and will ensure that staff and members of the audience have the most pleasant experience possible, in an environment which replicates a permanent theatre.

Amount and Scale

The proposed structure comprises 6 No. inter-connected Tents, which are joined by canopies, designed to ensure that both internally and externally the component Tents will give the impression of a single structure.

2.0 Site management

2.1 Site personnel

2.1.1 Please provide the following information:

- Contact details of the person responsible for the production and submission of the construction management plan.

Paul Bell MCI0B Paul.bell@dartford.gov.uk 0781 281 3469

- Contact details of the person(s) responsible for compliance with the construction management plan.

Mike Hatch GL Events

- Contact details for the project manager with day-to-day responsibility for the development (if different to the above).

N/A same as above

- Contact details of the person(s) responsible for community liaison and dealing with any complaints from members of the public, regulatory bodies, and occupiers of other adjacent premises.

Paul Bell MCI0B Paul.bell@dartford.gov.uk 0781 281 3469

- The head office or registered address of the main contractor with responsibility for implementation of the construction management plan.

GL Events

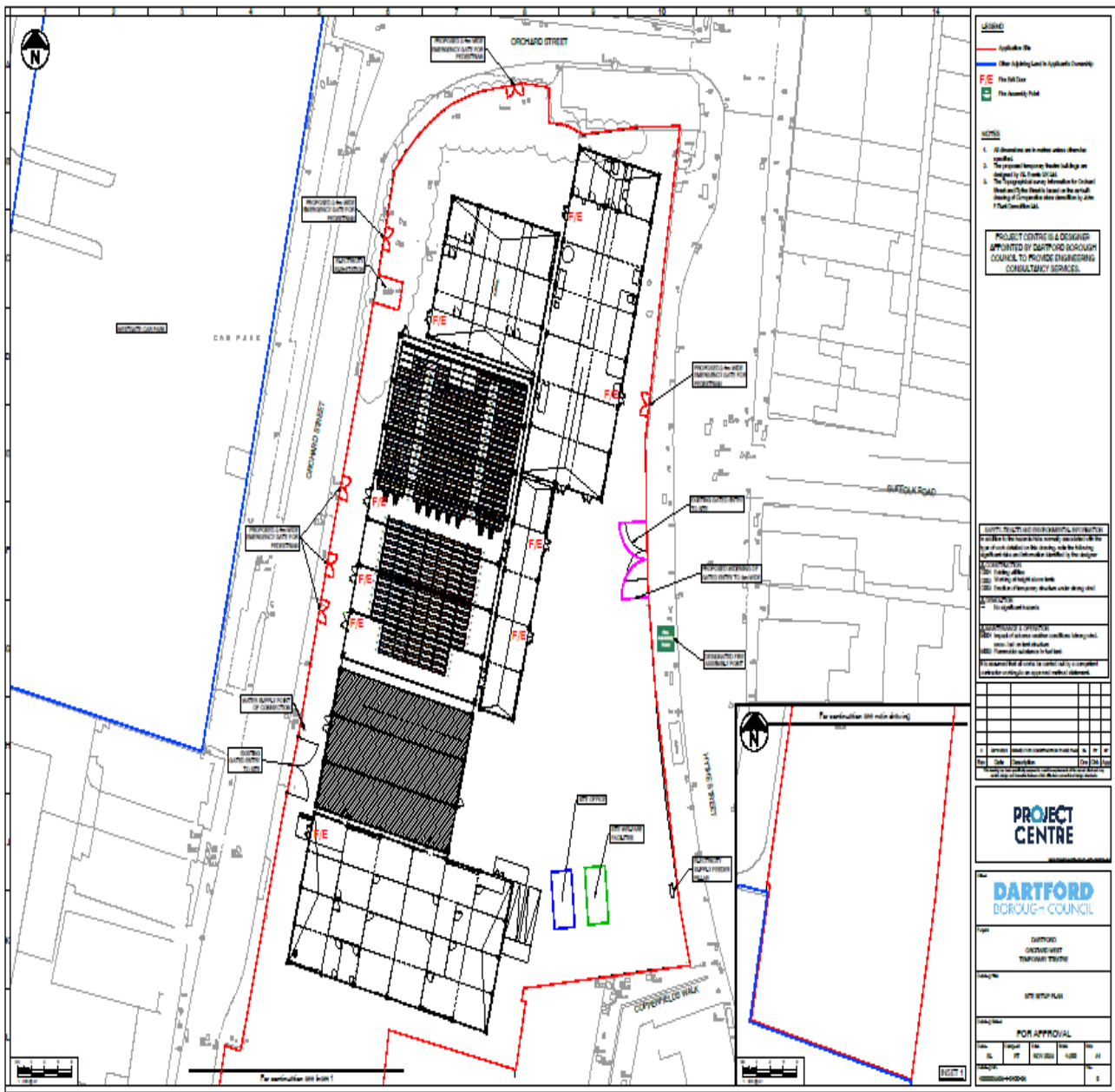
- The address where the main contractor's company accept receipt of legal documents.

GL Events 59 Quai Rambaud 69002 Lyon france T : +33 (0)4 78 176 176

2.2 Development site layout and welfare.

2.2.1 Site layout plan for the development and Welfare.

Site Plan



2.3 Site personnel and visitors

2.3.1 Please provide details of staff induction and procedures for visitors at the development site.

All those working on site shall receive a full site induction.
The Site Manager shall check for evidence of competence when personnel arrive on site which may include training records. Visitors shall also be given a site induction – they shall always be accompanied

2.3.2 Please provide information on how the content of the construction management plan will be communicated to members of staff.

The contents below will be communicated to all staff at the site induction and the file will on site open for viewing by all staff.

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2.4 Managing materials, site storage, and good housekeeping

2.4.1 Please provide information on where raw materials, demolition arisings, and other waste products will be stored at the development site.

Raw materials shall be stored in dedicated areas onsite, waste shall be placed in skips and carried away by a registered waste collection service.

Waste and Environmental arrangements:

All contractors must ensure any construction materials are left in a tidy and orderly state and the materials do not present a hazard to others. Contractors are responsible for the removal of their own waste, unless alternative arrangements have been agreed with the Principal Contractor

Spill kits shall be provided on site, in case of an environmental spillage. The spill kits are designed to be used to manage and clean up minor spills. For larger spills refer to the Site Manager to arrange clean-up crews to attend

2.4.2 Please provide details of the housekeeping arrangements for the development site to ensure that stored materials, arisings, and equipment do not cause a nuisance or an obtrusive visual impact to members of the public, nearby residents, and occupiers of other adjacent premises.

The development perimeter is encased with fencing.

2.4.3 Please provide details of the measures to be taken to ensure that materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal around the site and public areas e.g. streets, laneways, footpaths and reserves.

The development perimeter is encased with fencing.

2.5 Site security

2.5.1 Please provide details of arrangements for site security including details of fencing, lighting, and site boundary hoardings.

The development perimeter is encased with fencing.

3.0 Community liaison and communication, including complaints procedure.

3.1 Please provide details about how you and your contractor(s) will engage with the local community before and during the proposed development works.

Dartford Borough Council Project Manager Paul Bell will liaise with all local community before and during the proposed development works.

3.2 Please provide details of your arrangements for liaising with members of the public, regulatory bodies, and occupiers of other adjacent premises.

Dartford Borough Council Project Manager Paul Bell will liaise with all local community before and during the proposed development works.

3.3 Please provide details of your procedure for dealing with complaints from members of the public, regulatory bodies, and occupiers of other adjacent premises.

Escalated to Dartford Borough Council via Paul Bell to the Communications team.

3.4 Please provide details about how you and your contractor(s) will keep residents and others informed about unavoidable or unexpected disruption that is likely to occur during the development e.g. unavoidable noise, dust, or disruption of traffic.

All works are to be carried out between 7:30am and 5:30 pm as approved by Dartford Borough Council environmental department.

4.0 Implementation, monitoring, and corrective action

4.1 Please provide further information on how the implementation of the construction management plan will be monitored including frequency.

The Construction management is encompassed within the Construction Phase Plan, part of the CDM2015 regulations to ensure the all staff are aware of the contents within.

4.2 Please provide details on the corrective procedures to be taken when the measures in the construction management plan are not being implemented, and how this will be recorded.

Recorded by email to the Directors of GL events instruction to remedy corrective action, action carried out to remedy given. Action corrected.

5.0 Site operations

5.1 Working hours.

The working hours for the development site (including any construction and demolition activity) shall be:

- 07:30 to 17:00 on Monday to Friday
 - 07:30 to 13:00 on Saturdays
 - 07:30 to 13:00 on Sundays
- No work on Public Holidays

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand as necessary.

5.1.1 Please detail any planned works that may have to be undertaken at times

outside of these hours, their expected duration, and any specific mitigation measures to be employed during these works to minimise impacts on nearby sensitive premises e.g., installation of utility services, delivery of large/bulky plant and equipment, concrete pouring, etc.

Due to the time constraints of the project some drainage works at the entrance will be carried out at night. 5:30 PM – 10:30 pm

5.2 Deliveries and transport of materials, plant, and equipment to site

Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

- 08:00 to 16:30 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No deliveries on Sundays or Public Holidays

Any deliveries outside the above hours cannot be undertaken without prior written approval of the local planning authority.

Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

5.2.1 Please provide details of any planned delivery arrangements that may be required outside of the above hours.

None

5.2.2 Please provide details of the proposed procedures and location(s) for the loading and unloading of plant and materials at the development site.

Wherever possible loading and unloading will only take place within the development site.

5.3 Highways and development traffic management

5.3.1 Please provide details of any temporary construction access point(s) that are required for the proposed development.

Opposite 41 Hythe street Dartford

5.3.2 Please provide details of the arrangements for the parking of vehicles by site operatives and visitors.

All staff will use the carpark opposite the site and pay for their parking.

5.3.3 Please provide details of any proposed temporary signage to be installed on the highway.

None as the development is off the public highway

5.4.4 Please provide details on how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any traffic marshal arrangements.

None as the development is off the public highway

5.4.5 Please provide details of any diversion, disruption or other anticipated use of the public highway during the development period.

None.

5.4.7 Please provide details of any temporary structures which would overhang the public highway (e.g. scaffolding, gantries, cranes etc.) and details of hoarding requirements or any other occupation of the public highway.

None.

5.4 Noise and vibration

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel- or petrol-powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and Lorries.

5.4.1 Please provide details of site-specific noise and vibration mitigation measures proposed for the development site.

The site shall have audio monitoring installed

5.4.4 Please provide details of any site hoardings and acoustic screens where a noise assessment has identified these as necessary to mitigate the effects of

noise on nearby sensitive receptors.

1. Design traffic routing and vehicle selection to avoid / minimise the requirement for vehicle reversing.
2. Switch off alarms and introduce a banksman (where feasible).
3. Where vehicle reversing alarms are required, they will be designed to cause the lowest practical noise impact; preferably they should be directional sound reversing alarms (white noise), or alarms that automatically adjust to ambient noise levels.

5.5 Dust

Essential requirements

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Engines of plant, machinery, and Lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- All vehicles carrying dusty materials shall be securely covered.
- Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).
- Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

5.7 Mud

5.7.1 Please provide details of proposed wheel washing facilities and other measures to prevent mud or other materials being deposited onto the highway.

Not Needed

5.7.2 Please provide details of any proposed road sweepers including details of when and where road sweepers will be deployed.

Not Needed

5.8 Artificial lighting

- Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).
- The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.
- Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the development site.
- On large development sites the use of localised lighting will be used wherever possible to avoid excessive illumination of inactive areas.
- The use of external lighting overnight will be minimised consistent with safe access, egress, and security of the development site.

6.0 Waste management

6.1 Waste management

- 6.1.1 There shall be no burning of waste at any time on development sites.
- 6.1.2 We shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.
- 6.1.3 We shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves)

7.0 Environment

7.1 Soil and land management

7.1.1 Please provide details and locations of any planned storage areas for site won materials (e.g., topsoil, demolition waste, contaminated ground) or construction materials, and how these will be managed.

Any risings will be laid with low spot of the site and kept onsite.

7.1.2 Please provide details of your procedures for controlling and dealing with spillages, reducing the need for stockpiling and/or controlling the size of stockpiles, environmental monitoring, and regular site inspections.

Daily and routine inspections of the site, any reports escalated to site manager and containment with immediate effect with spill kits. Stockpiles will be managed by the site manager & regular transfer to elevate as needed.

7.1.3 Please provide details of your procedures for identifying and dealing with any previously unidentified contamination discovered at the site during development.

Brownfield site only risks underground.

Asbestos – works stop – contain/protect – qualified removal.

7.2 Control of watercourses and ground water

7.2.1 Please provide details on measures to protect water resources and prevent water pollution at the development site.

Spill Kits are available across the site

7.2.2 Please provide details on measures to prevent water run-off and silt pollution at the development site.

All water run-off will outfall to the surface water drainage system.

8.0 Appendices and supporting documentation.

8.1 This section provides any supplementary or supporting documents too large to include in the main construction management plan, such as:

- a. Drawings
- b. Risk assessments