



CONSTRUCTION MANAGEMENT PLAN

Jack Lawson Terrace

Wheatley Hill

Document Control			
Revision	Date	By	Comments
-	08/02/24	JC	Initial Issue

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INTRODUCTION

The following mitigation measures will be employed by Gleeson Homes, Contractors and Supply Chain during development works, including demolition and construction where applicable.

1 PURPOSE OF THE PLAN

1.1 To provide guidance to Site Team and Contractors to minimise and control possible sources of nuisance and disturbance to nearby residents, general public and local businesses to ensure Gleeson are a good partner within the community.

1.2 The following three principles are central to the control measures detailed within this plan, they follow a hierarchy to control any sources of nuisance and reduce human exposure.

- Prevention
- Suppression
- Containment

1.3 Ensuring this hierarchy is followed and using the measures outlined within this plan and best practice will avoid nuisance and risk to human health and the environment.

2 DUST ACTION PLAN

2.1 Activities which could potentially generate dust on this project are examined below including their risk level.

Activity	Risk	Comments
Breaking ground	High	Potential for substantial dust generation, particularly on dry days.
Excavation	Medium	Dependent upon ground conditions, moderate dust generation potential.
Material Storage	Low	Stockpiles have moderate dust generation potential but majority of materials very low.
General Plant Movements	High	Potential for substantial dust generation, particularly on dry days.
Foundations	Low	Low potential for dust generation.

Concrete Slabs	Low	Low potential due to materials being used.
Wall Construction	Low	Low potential due to materials being used.
Drainage	Low	Low potential due to materials being used and installation within excavations.
Road Construction	Medium	Medium potential for dust generation when forming road stone.

SENSITIVE RECEPTORS

2.2 Sensitive receptors are identified on the attached plan shown in appendix 1. These receptors will be communicated to the site team by virtue of this document and the wider workforce through induction, risk assessments and method statements.

2.3 Local stakeholders including local residents and businesses will be informed of works in advance of construction phases starting where necessary. The use of letter drops will be considered to the locations below.

Receptor	Receptor Type	Address	Distance from Site Boundary
Existing Residents	Adults & Children	Luke Terrace/Wordsworth Ave	5m
Existing Residents	Adults & Children	Jack Lawson Terrace	5m
Existing Residents	Adults & Children	Wheatley Terrace/ Peter Lee Cottages	Direct
Existing Residents	Adults & Children	Shakespeare Street/Byron Street	10m
Existing Residents	Adults & Children	Cain Terrace	5m
Existing Residents	Adults & Children	Shinwell Terrace	Direct
Existing Residents	Adults & Children	Johnson Estate	Direct
School Pupils and Staff	Adults & Children	Wheatley Hill Community Primary and Nursery School	5m

2.4 Demolition is not applicable to the scheme, earthworks has been designated as small (over 18,000m², <5 earth moving vehicles at any one time, soil type with large grain size and formation of bunds <3m in height). Construction has been designated as Medium (Total building volume 12,000m³ – 75,000m³, use of concrete on site, no concrete batching on site) and the trackout is medium (surfaced roads after initial phase of road construction, <20 outward movements in any one day).

2.5 The sensitivity of the area is deemed as High in terms of dust soiling and low in terms of human health.

2.6 Therefore, the risk of dust impacts for each of the works is as follows;

- Demolition – **Not Applicable**
- Earthworks – low risk, high sensitivity = **Low Risk**
- Construction – Medium risk, high sensitivity = **Medium Risk**
- Trackout – Medium risk, high sensitivity = **Medium Risk**

CONTROL MEASURES

2.7 General measures include:

- Maintain a high standard of housekeeping.
- No fires on site.
- Carry out regular site inspections to monitor compliance with the DMP, record inspection results and make inspection log available to the local authority when asked.
- Increase the frequency of site inspections when activities of a high potential to produce dust are being carried out and during prolonged windy conditions.
- If dust complaints are received and substantiated, dust monitors will temporarily be installed on the site boundary to record fugitive dust. Records will be available for inspection by the local authority upon request.
- Water bowser on site available for deployment in the works areas and haul route, water will be imported until water supply is installed for site compound.
- Stockpiles will be sealed upon completion to prevent wind blown dust.
- Compound area to be segregated with the use of hoarding. Lighting will be downward facing and will not be intrusive outside the site boundary.
- Dust Risk Assessments to be obtained from all contractors once they are appointed and prior to them commencing works, Site Manager to ensure these are adhered to.

- Gates to be minimum of 10m from receptors.

2.8 Measures relating to vehicle and plant:

- Site haul routes will be restricted to the estate roads as far as practicable. These will be constructed to base course tarmac.
- Wheel wash facilities consisting of track out rumble mats positioned min. 10m inside construction zone ensuring hard running surface is present between site access and rumble mats. During periods of excessive wet weather, a hard brush clean is to be used in addition to the track out rumble mats.
- An anti-Idling policy will be implemented on site to avoid vehicles standing with the engines running unnecessarily.
- Vehicle and construction plant exhausts will be directed away from the ground to avoid dust being blown up.
- The movement of construction traffic around the site will be kept to the minimum reasonable for the effective and efficient operation of the site and construction of the project.
- Cutting and grinding operations will be conducted using equipment and techniques which incorporate appropriate dust suppression measures.
- A road sweeper will be deployed to remove mud or dust from external roads around the site and haul routes as and when required. Dry sweeping to be avoided where possible.
- Site speed limit enforced to 10mph to limit dust being raised during vehicle movements.
- Generator use kept to a minimum and mains electricity to be used as soon as practicable.

2.9 Measures relating to the transportation, storage and handling of materials:

- Traffic management plan to be adhered to.
- Wagons to be covered or sheeted to prevent material and dust spillage.
- Stockpiles and mounds will be kept away from the site boundary, sensitive receptors, watercourses and surface drains.
- The predominant wind direction will be considered when siting stockpiles.
- Materials stockpiles will be securely sheeted or dampened down, as appropriate.
- Avoid site run off of water or mud.
- Appendix 3 to be followed at all times for track out.
- Enclosed chutes to be used at all times.

2.10 Measures to manage haul routes:

- The haul routes will be inspected regularly and repaired if required.
- Speed limits will be enforced on haul roads for safety reasons and for the purposes of suppressing dust emissions.
- Site haul roads shall be compacted and dampened down when dry, as determined by the regular checks, using an appropriate water source.

LOCATION & TOPOGRAPHY

2.11 The site is split into two parcels (eastern and western parcels), located to the south of Wordsworth avenue/ Luke Terrace, east of Jack Lawson Terrace and centred on Wheatley Terrace. The western parcel is bounded by existing residential properties and adoptable highway, as well as Wheatley Hill Community nursery to the west beyond Jack Lawson Terrace. The easternmost parcel is bounded to the south and east by existing residential properties and a primary school to the north beyond Wordsworth avenue. A small area of existing residential properties form an island within the boundary of the eastern parcel, however do not constitute part of the development.

2.12 Ground levels are relatively flat for both the eastern and western parcels with a slight slope of around 5m from North to South, therefore existing residential properties sit level with the development.

WIND DIRECTION

2.13 The prevailing wind is from the South West as identified in Appendix 2 showing The wind rose for Wheatley Hill (Nearest information available). This shows the neighbouring existing residential properties are most likely to be affected by the dust carried by these winds.

3.0 NOISE

3.1 Previous noise assessments of the standard activities to be undertaken as part of the development have shown that it is unlikely that there will be any noise in excess of the recommended levels contained in BS5228-1:2009 - *Code of practice for noise and vibration control on construction and open sites*.

3.2 Rotary cutting tools will be used on site but these produce short bursts of noise which are not expected to exceed noise limits outlined in BS5228 -1-2009 *Code of practice for noise and vibration control on construction and open sites*.

3.3 Piling, which can be a major contributor to noise on construction sites, is not proposed on the development.

3.4 It is acknowledged that there are a number noise sensitive premises in close proximity to the development, however the control measures outlined below have been designed to minimise the potential for noise from the development.

CONTROL MEASURES

3.6 A number of control measures are proposed to mitigate and manage noise pollution on site, these are outlined below.

- No internal Works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 Monday to Friday and 0800 to 1300.

4.0 PROTECTING THE SURROUNDING HIGHWAY

4.1 The existing highway network surrounding the proposed development will be kept in a clean and clear state free from any mud or debris as a result of construction vehicles entering or leaving the development site. This will be achieved through a number of control measures outlined below.

- Wagons to be covered or sheeted to prevent material and dust spillage
- As far as reasonably practicable, all vehicular routes will be hard surfaced to encourage a clean running approach on site.
- A road brush attachment for the forklift will be available for use at all times to manage on site roads and hard standings.
- A road sweeper will be available on call off as required to clean the surrounding road network if deemed necessary.

5.0 TRAFFIC, PARKING AND COMPOUND FACILITIES

SITE TRAFFIC

5.1 All construction site traffic for the eastern parcel will access the development from Byron Street and exit the development from Shakespeare Street onto Woodlands avenue. No traffic or materials will be tracked between the eastern and western parcels.

5.2 All construction site traffic for the Western parcel will access and exit the development from Jack Lawson Terrace.

5.2 Delivery routes will be advised to all supply chain partners to direct all traffic onto Wingate Lane then onto the A181.

5.3 Directional signage for the above routes will be located along the route identified above and shown in Appendix 3.

PARKING & COMPOUND FACILITIES

5.4 The compound location and layout in Appendix 4 shows the layout of the site compound, materials storage & Car parking facilities for both the eastern and western parcels.

SITE FENCING

5.5 The site perimeter will be fenced using 2m high Heras fencing which will be double clipped and checked daily to ensure the site is secure.

5.6 The compound area will be enclosed using 2.2m high metal compound fencing.

6.0 RESPONSIBILITIES

7.1 Site Manager

As the identified person responsible for managing the development on a day to day basis, the site manager on the development should adhere to the following procedures;

- Ensure this Construction Management Plan is implemented on site.
- Locate materials, plant and other machinery in accordance with this Construction Management Plan and the CDM Plan.
- Manage the maintenance of access routes and hardstands on site.

- Include the content of this plan in the site induction.
- Approve method statements ensuring adherence to dust mitigation procedures.
- Carry out daily checks of roads and spoil heaps as a minimum, and implement mitigation measures as deemed necessary.
- Ensure the site and surrounding area is kept litter or debris free especially during high wind conditions.
- Inspect site boundary daily to ensure excess dust, mud & debris are kept to a minimum and perimeter fencing is secure.

7.2 Site Operatives & Contractors

All persons attending the construction site have a responsibility to manage their own works and report on that of those around them to ensure this dust management plan is followed. All site operatives and contractors should therefore adhere to the following procedures;

- Abide by the requirements of this Construction Management Plan.
- Report to Site Manager immediately if concerns raised regarding any aspect of this plan.

8.0 ABNORMAL EVENTS

8.1 If any complaints are made to any person other than the site manager on the construction site, these should be reported to the site manager as soon as possible. All complaints will be dealt with in a timely manner and investigated fully to understand the origins of the complaint and if any additional control measures are needed. Where necessary, works should be suspended until measures are in place and works can proceed without any further concern.





8.2 If complaints are not deemed to be dealt with, these can be escalated to the senior management team within Gleeson Tyne & Wear.

8.3 Complaints of a more serious nature, should be shared with Durham County Council, including a summary of the investigation to substantiate the complaint.

Appendix 1

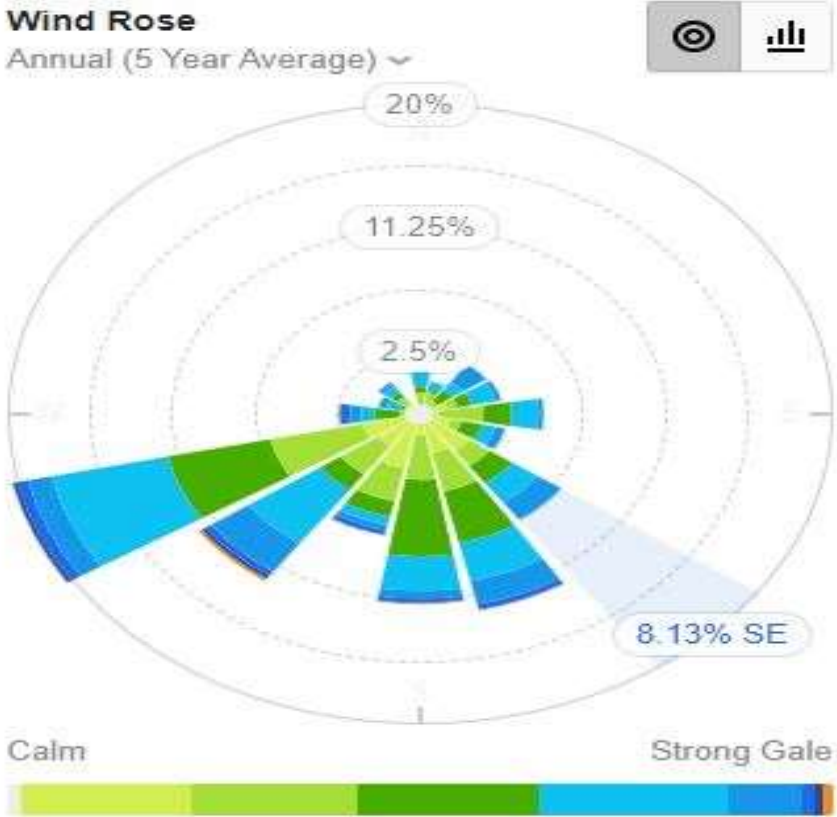
Location Plan of Sensitive Receptors



-  SITE BOUNDARY
-  ADJACENT RESIDENTS
-  WHEATLEY HILL COMMUNITY PRIMARY AND NURSERY SCHOOL
-  WHEATLEY HILL COMMUNITY NURSERY

Appendix 2

Wind Rose for Wheatley Hill, Durham (Nearest data available)



Appendix 3

Construction Traffic Route



— SITE BOUNDARY

- - - CONSTRUCTION ROUTE All site construction traffic/deliveries for the eastern

parcel to enter the site from Byron Street and Exit the site from Shakespeare street onto Woodlands Avenue. This to be the main site access and material storage for the development and no Materials or construction traffic to be tracked between both parcels.

Site construction/traffic deliveries for the western parcel to enter and exit the site from Jack Lawson Terrace.

Appendix 4

Proposed Compound Location

