

Construction Management Plan

Incorporating

Delivery and Servicing Management Plan

**10 Benington Road
Aston
Stevenage
Hertfordshire
SD2 7DX**

For Queenwood Homes

March 2024

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1. Description of the Project

Site details	10 Benington Road Aston Stevenage Hertfordshire SD2 7DX
Contact details	<p><u>Principal Contractor:</u></p> <p>QH (London Colney) Ltd., Handel House, 95 High Street Edgware, HA8 7DB</p> <p><u>Applicant / Developer:</u></p> <p>QH (Chartridge) Ltd., Handel House, 95 High Street Edgware, HA8 7DB</p>
Scope of Works	Erection of 6 dwellings. Conversion of barn to create 1, 2 bed dwelling with, access, parking, bin storage, and turning facilities. Alterations to car park and forecourt area.
Programme details/key dates	Anticipated start on site is May 2024 with a contract period of 52 weeks.
Days and hours of general site operation (no noisy / disruptive works to be undertaken outside of these hours)	Monday – Friday 08:00 – 18:00. Saturday 08:00 – 13:00

2. Management of the works

Site set-up

Enabling Works/Formation of Site Perimeter	At commencement the perimeter of the site will be established and securely protected with Heras fencing with attached sheeting and timber hoarding where appropriate.
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Noise

Noise associated with construction work	<p>The design has taken account of ways to eliminate or reduce noise during construction for example:</p> <p style="padding-left: 40px;">Eliminate noise through the design process Substitute less noisy processes. Remove people from the vicinity of noisy work. Select quiet equipment.</p> <p>The project is a relatively simple housing scheme with no notable works which would cause significant noise pollution. The close proximity of residential housing has been noted and there will be no operation of heavy plant etc. outside normal working hours.</p>
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2. Management of the works (cont.)

Traffic management

The Traffic Management Strategy for the project is one of minimising the interface wherever possible between third parties and site traffic and reducing the number of deliveries where practicable. This will include the staging of deliveries such that the volume of traffic is kept as even as possible avoiding peaks and controlling vehicular movements on the project.

Measures will include:

- Planning and managing both vehicles and pedestrian routes
- The elimination of reversing where possible
- Safe driving and working practices
- Protection of the public
- Adequate vision and lines of sight
- The provision of signs and barriers
- Adequate parking and off-loading storage areas

Details and maps will be provided with orders to sub-contractors and suppliers. Access arrangements will be covered as part of the site induction for all sub-contractors and operatives.

We will request that deliveries to site should only be via the Benington Road entrance with vehicles entering the site to offload materials with not stopping on Benington Road.

Management of Construction and delivery vehicles accessing and leaving the site to prevent queuing on roads and unnecessary disruption to traffic

Access will be off Benington Road.

2. Management of the works (cont.)

Deliveries

<p>General</p>	<p>All deliveries will be provided with a set time and instructed to confirm approach when approximately 2 miles away. Where delivery vehicles are unable to access the site immediately they will be held in lay-bys to await further instructions.</p> <p>The site manager will be responsible for supervising, controlling and monitoring vehicle movements to and from the site.</p> <p>The site manager will be instructed to liaise with home owners adjacent to the site to try and avoid clashes with their own delivery schedules whenever possible.</p>
<p>Material quantities</p>	<p>Material deliveries will be combined where possible to minimise frequency of vehicles.</p> <p>We will endeavour to notify local residents in advance of any large deliveries.</p>
<p>Vehicles accessing site daily/weekly</p>	<p>Enabling phase:</p> <p style="text-align: center;">4 per day for 4 weeks</p> <p>Groundwork stage</p> <p style="text-align: center;">8 per day for 12 weeks</p> <p>Superstructure</p> <p style="text-align: center;">0 - 5 per day for 40 weeks</p>

<p>Wheel Wash Facility</p>	<p>Before leaving the site, vehicles will be inspected and the wheels washed on the hard standing using a Karcher type jet wash unit where necessary.</p> <p>The risk of any road contamination will be managed by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.</p>
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2. Management of the works (cont.)

Deliveries (cont.)

Storage of materials	<p>Initially materials will be stored on land at front of the site.</p> <p>Once groundworks are complete this will be re-assessed and materials stored in the most suitable location.</p> <p>Once the road is complete the site office and materials storage will be contained at the far end of the site.</p>
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Tradesperson Vehicle Parking

On-site parking	Parking for operatives will be provided to avoid any congestion in the area.
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Heavy Plant Movements

Movement of heavy plant to and from the construction site	<p>Any heavy plant or machinery will be brought to, and removed from, site out of hours.</p> <p>A 360° Excavator will be on site throughout the ground-work phase.</p>
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Trees

Protection of existing trees to be retained	Any trees to be retained will be protected by Heras fencing to prevent site operations affecting root growth etc. at a minimum distance of half the height of the tree or to the extent of the canopy of the tree, whichever is greater and maintained for the duration of the construction works.
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2. Management of the works (cont.)

Liaison

Parish Council	A meeting will be held with representatives of the Parish Council, to discuss ways of minimizing the inconvenience to occupants of the community. The contents of this Plan will reflect the points discussed and agreed.
Local Community	Also, agreement will be reached through regular communication throughout the development. This will include liaison with local neighbours on a day to day basis and through regular meetings during the build contract period.

3. Control of specific site risks

Removal of Hazardous Material

Removal of hazardous or dangerous contamination	Relevant surveys have been carried out and removal will be carried out in conjunction with the approval contamination reports.
Removal of asbestos from the site	Any asbestos containing material (ACM) will be removed from site by a licensed asbestos removal contractor.

Dust

Control measures	<p>Any dust generated by the works will be adequately suppressed by damping down or other appropriate method.</p> <p>The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.</p> <p>All site staff will have appropriate PPE to protect them from the effects of dust.</p>
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Waste

Removal from site	Waste material is to be bagged up and removed from the site every three days.
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Adjacent land use

Accommodating adjacent land use	Surrounding buildings will be in occupation for the duration of the works and reasonable steps will be taken to ensure the health, safety and welfare of occupants and members of the public.
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3. Control of specific site risks (Continued)

Excavation and Ground Works

<p>Underground Services</p>	<p>Prior to commencing demolitions the site area will be checked for overhead and underground services.</p> <p>Service plans will be obtained from Utility providers and the site area checked over using a locating device.</p> <p>Once identified service routes will be located and clearly marked for the duration of the works.</p> <p>Works will be undertaken in accordance with the HSE Guidance Document "Avoiding danger from underground services".</p>
<p>Excavations</p>	<p>Trenches with a depth exceeding 1m will be either battered back or suitably shored and the shoring maintained.</p> <p>Trenches will be inspected regularly and excess groundwater pumped out regularly during inclement weather.</p> <p>Vehicle plant will be kept a safe working distance from the trench to prevent potential collapse.</p> <p>No site staff will work below an excavator.</p> <p>Excavation work will be reduced as far as possible by utilizing best methods of construction.</p>

Machinery on Site

1. TB290 Takeuchi Compact Excavator
2. Manitou Forklift

In Case of an Emergency

Queenswood Homes Details in an Emergency

Nick Herbert

Tony Keating

