

**DEVELOPMENT AT DOUGLAS AVENUE,  
EXMOUTH.  
CONSTRUCTION MANAGEMENT PLAN**



**CONSTRUCTION MANAGEMENT PLAN (V6)**

**for**

**DEVELOPMENT**

**at**

**DOUGLAS AVENUE, EXMOUTH**

**for**

**BLUE CEDAR HOMES**

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**1.00 PURPOSE OF THE CONSTRUCTION METHOD STATEMENT**

1.01 To ensure that the development is undertaken in a manner which reduces any potential impact upon the residential amenities, currently enjoyed by existing nearby residents.

1.02 The Statement is to include details of:

(a) the timetable of the works;

(b) daily hours of construction;

(c) any road closure;

(d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;

(e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;

(f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;

(g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;

(h) hours during which no construction traffic will be present at the site;

(i) the means of enclosure of the site during construction works; and (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k) details of wheel washing facilities and obligations

(l) The proposed route of all construction traffic exceeding 7.5 tonnes.

(m) Details of the amount and location of construction worker parking.

(n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work.

1.03 This statement is at pre-construction status to inform designers, contractors and principal contractors of the requirement to mitigate the impact of construction activities on the surrounding area. Each party will need to develop and submit their Construction Phase Plans that provides further details of how construction activities will be managed to achieve the

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goals as laid out in this Statement, which will be submitted to Devon County Council for approval.

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**2.00 BASIC DETAILS OF PROJECT**

**2.10 General Details**

2.11 Project: New building development, comprising 23nr dwellings, Sports Pitch Improvement, Sports Pavilion and associated external and infrastructure works.

2.12 The site is set on the outskirts of Exmouth.

2.13 Construction site access is via Douglas Avenue for the new dwellings and via Maer Road car park for the sports pitches and pavilion.

**2.20 Parties**

2.21 Client: Blue Cedar Homes Ltd, Eagle House, 1 Babbage Way, Exeter Science Park, Exeter, EX5 2FN.

2.22 Architect: LHC Urban Design Ltd, The Design Studio, Emperor Way, Exeter EX1 3QS

2.23 Structural/Civil Engineer: Hydrock, Lobb Shippon, Plympton PL7 5BP

2.24 Principal Designer: Hart Ireson, The Coach House, Colleton Crescent, Exeter

2.25 Contractors: Yet to be appointed.

**2.30 Programme/Methodology of Construction**

2.31 Programme of Works – Indicative:

- |                                   |           |    |            |
|-----------------------------------|-----------|----|------------|
| • Sports Pitch Improvements       | May 2019  | to | July 2019  |
| • Sports Pitch Maintenance Period | July 2019 | to | Aug 2020   |
| • Sports Pavilion                 | Oct 2019  | to | Aug 2020   |
| • Housing Enabling Works          | May 2018  | to | Aug 2018   |
| • Construction of new Dwellings   | Sept 2018 | to | March 2019 |

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**3.00 MANAGING SPECIFIED ISSUES**

**3.10 Parking of Vehicles: Site Operatives/Visitors**

3.11 There will be no parking on the existing highway network during the entirety of the development.

3.12 All contractors parking will be wholly contained on site, and should there be the need for additional parking then the Principal Contractor will need to identify potential parking areas that could be utilised by operatives and visitors and will retain a responsibility to ensure site rules are followed.

**3.20 Loading and Unloading of Plant and Materials**

3.21 The contractor will be required to control the size, frequency and timing of all large deliveries/removals and to make sufficient planning to control such deliveries (refer to 3.70 for timings).

3.23 Contractors will be required to set up appropriate traffic management plans to mitigate the impact on the existing highway network.

3.24 The Contractor will be required to provide onsite turning at an early stage in the programme of works on site. Where reversing on site cannot be avoided, the Contractor to assess the risk and increase the number of banks men as deemed necessary to ensure health and safety is not compromised and to satisfy highways/police requirements.

**3.30 Storage of Plant and Materials**

3.31 All plant and materials required for the construction of the project will be on site in secure areas and the access road will not be used for these purposes.

3.32 The Contractor will be encouraged not to bring materials prematurely to the site in order to reduce site clutter.

3.33 The location of storage containers and storage areas to be developed by the Principal Contractor to mitigate impact on adjoining owners/neighbours.

**3.40 Security Fencing**

3.41 The site is largely behind existing walls and hedges.

3.42 Security fencing will be deployed around the site in addition to the root protection fencing. The contractor to develop these proposals for agreement with the Principal Designer. 2.4metre high plywood fencing and gates will be provided at the entrance to the site from the golf course access.

3.43 The Contractor to identify location and size of temporary road traffic to site safety. These are to be agreed with the client in advance.

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3.44 The Client will want to consider appropriate locations for marketing boards, which will be located so as not to cause a problem.

3.45 There will be no facilities for public viewing of the works.

**3.50 Control of Dust and Dirt**

3.51 Watering of earthworks would be encouraged if dry weather was encountered and dust was becoming a problem. Method statements would be obtained from Contractors with proposals of how to mitigate air borne dust.

3.52 Contractors would need to provide acceptable proposals to ensure mud/dirt is not taken by vehicles on to the highways. Various measures would be encouraged to prevent dirt being carried on to the highway, or cleaning of the highways, if these measures were transgressed.

3.53 Waste material on site would be covered if there was a risk of wind-blown debris to neighbouring properties.

**3.60 Recycling/Disposal of Waste**

3.61 General waste will require segregation in the normal manner that would be expected of a responsible contractor. The designers have been encouraged to produce designs that will minimise waste generation.

**3.70 Hours of Work**

3.71 The standard hours of work for the Contractor will be limited to 8.00am to 6.00pm Mondays to Fridays, and 9.00am to 1.00pm on Saturdays. Working outside of these hours will be by special agreement only. There will be no working on bank holidays.

3.71.1 Working on Saturday between the hours of 8am and 5pm shall be permitted on up to 4 x Saturdays only between 11<sup>th</sup> May 2024 up until 1<sup>st</sup> June 2024, or 8<sup>th</sup> June 2024 until 29<sup>th</sup> June 2024 at which time working hours shall revert back to those previously agreed (as set out in the CMP approved by condition 12 of application 16/0787/MOUT on 6th June 2018).

These out of hours working are required to carry out essential drainage in the access road that cannot be carried out in the normal working hours as it will stop site access and/or require traffic management with attendant health and safety concerns.

3.72 Noisy Works: No noisy works will be allowed before 8.00am or after 5.00pm on a work day.

3.73 Deliveries: Size of delivery lorries will be restricted to flatbed lorries, where possible, due to the narrow access. The contractor will provide a banksman to assist with any large deliveries.

3.74 Any signs to be erected in the highway will need to be covered by a 'Licence to work within the highway limits' Streetworks licence. Contractors must contact the Local Authorities Streetworks Section to obtain a licence before erecting signage.

3.75 All deliveries will be co-ordinated to avoid school start and finish times.

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### **3.80 General Mitigation of Construction Works**

- 3.81 Radios on site will not be permitted.
- 3.82 Contractors to be made aware that site operative bad language and state of dress needs to be controlled to ensure neighbours are not offended. A yellow and red card system is to be adopted by Contractors, which could see operatives being excluded from the site if their conduct transgresses the site rules.
- 3.83 The use of audible reversing devices on lorries and other plant will be kept to a minimum by promoting forward gear turning on site in preference to reversing. Ground works vehicles including dumper trucks will be fitted with white noise alarms to minimise disruption to neighbours.

### **3.90 Welfare Provision**

- 3.91 Each Principal Contractor appointed during this project will provide full welfare facilities in accordance with Schedule 2 of the CDM Regulations 2015 – these facilities **MUST** be in place prior to construction works commencing on-site and this will be confirmed by the Principal Designer to the Client, following review of the initial Construction Phase H&S Plan.
- 3.92 The Client's own Regional Safety Advisor will undertake a Client Monitoring Visit in the early stages of the works to ensure that the welfare provisions specified by the Principal Contractor in the initial Construction Phase H&S Plan are in place, appropriate to the numbers of personnel on-site and are being regularly cleaned & maintained.
- 3.93 The Principal Contractor(s) will be required to locate welfare and compound provisions within the development site boundary and will agree all arrangements with the Client prior to commencement of works on-site, to ensure that proposals are in accordance with their intentions for the site.
- 3.94 During the site phases welfare provision will be provided - Minimum Requirements for Site Accommodation and Welfare will be;
- Toilet Facilities
  - Temporary Portable WC / Wash-stations
  - Facilities for Changing Clothes
  - Facilities for Rest
  - Drinking Water
  - General Site Accommodation
  - Cleaning of Facilities
  - Electrical Supplies



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**4.0 PROTECTION OF WATER, LAND ENVIRONMENT & AIR QUALITY**

- 4.01 The Client and all appointed Principal Contractors on this project will ensure the protection and integrity of all watercourses and associated flora and fauna by preventing any surface water run-off or potential sources of contamination from reaching the watercourse.
- 4.02 They will also note that watercourses and drains/sewers have the potential for carrying water borne diseases such as Weils Disease – this will be communicated to all site operatives, emphasising the need to ensure good personal hygiene, with appropriate welfare facilities being provided.
- 4.03 Regular inspections of the watercourse will be undertaken by the Site Manager, recording any issues or otherwise as part of their weekly site inspections. All surface water drainage from impermeable areas and roads shall pass through trapped gullies prior to being discharged into any watercourse. These drains will be blocked with straw bales or terram. Kerbing will be provided to prevent run-off to nearby watercourse
- 4.04 If silt spillage is identified, it is to be treated as a priority to stop the flow and contain the spillage before it enters surface water drains or watercourses/ground. Silty water is not to be pumped adjacent to watercourses or surface water drains.

**4.10 WASTE MANAGEMENT**

- 4.11 As Client, Blue Cedar Homes will develop a full Site Waste Management Plan (in line with the SWMP regulations 2008) for the development and require each appointed Principal Contractor to work within the requirements of this plan.
- 4.12 All inert material will be retained and re-used on site where possible, all plasterboard waste will be collected and returned and the majority of the remaining waste will be removed in compactable skips.
- 4.13 The contractor will employ the services of a contractor for the management and handling of waste disposal and classification of materials in line with all current Environmental Legislation and requirements, using online systems to monitor and store data on waste volumes and classification.
- 4.14 There will be no burning of waste, materials, undergrowth or other vegetation or refuse on the site throughout the development of the project. Under no circumstances shall any fires be lit for any reason within 10 metres of the nearest canopy of any retained tree or hedge. This restriction is in place in order to protect the environment as well as to safeguard the amenities of occupiers of existing properties within the vicinity of the application site.

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**5.00 SUMMARY**

- 5.01 This statement is to be provided to designers, contractors and principal contractors, so that they may develop their own Construction Phase Plans to ensure mitigation of construction activities to the neighbours, residential properties and highways.
- 5.02 The Statement is to be reviewed and developed from time to time, as necessary, to reflect any further concerns during the currency of the works.
- 5.03 This Statement is at a status of Pre-Construction Stage and will require development for specific plans of works.

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**6.00 APPENDIX 1 – COMPOUND LAYOUT**