



CONSTRUCTION MANAGEMENT PLAN

PROPOSED SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS AT 6 COLLERIDGE VALE ROAD WEST, CLEVEDON, BS21 6PF.

Prepared by MEA Architects

Project A2323

April 2024

INTRODUCTION:

Introduction

This Construction Management Plan has been prepared to support the planning application at the above address. This was required by the Highways & Transport Team for the previously submitted planning application - reference 23/P/2659/FUH.

See Proposed Site Management Plan – A2323/21 which contains a plan of the site layout.

Site Location

6 Coleridge Vale Road West, Clevedon is located within a residential area. The Contractor is to liaise with North Somerset Council's highway managers and other highway authorities as necessary. The Contractor will also be responsible for safety during the construction works.

It is the responsibility of the appointed contractor to ensure all subcontractors and suppliers are aware of and adhere to this Construction Management Plan.

SITE ACCESS:

Site Access

The primary access for all construction traffic will be from the existing highway, Coleridge Vale Road West, managed by the Site Manager with egress clearly defined.

Pedestrian access along Coleridge Vale Road West will be open at all times and the Site Manager will be on hand during the construction programme due to public and contractor safety requirements.

Access to the site shall be managed to ensure the minimum of disturbance from vehicles entering or leaving the site for people in nearby noise sensitive buildings.

CONSTRUCTION TRAFFIC:

Construction Phasing

An approximate 24-week construction programme is proposed to start July 2024.

It should be noted that the construction programme and corresponding construction traffic strategies may be subject to change outside the controls of MEA Architects and subsequent changes to the Construction Management Plan will need to be agreed with North Somerset Council highway managers and other highway authorities.

Hours of Work

The proposed site working hours will be:

- 8am to 4.30pm Monday to Friday
- 8am to 1pm Saturday

- No construction works will take place on Sundays and Bank Holidays.

Contractors must not start on site prior to these specified times, this includes operatives arriving and any start up and closing down of work activities. These activities must commence from 8am and NOT before. Operation of mechanical plant and machinery will be within these specified times.

During the construction period it may be necessary in exceptional circumstances to work outside these prescribed working hours. Should this occur the hours and duration of these works will be subject to consultation with North Somerset Council and an S61 application form must be submitted and approved prior to any out of hours work commencing. Noted circumstances for example are in an emergency or in other interests of Public Safety.

Traffic Management Principles

During the construction period it is important that construction traffic is managed and integrated into the existing road highway network, to maximise construction efficiency and safety while minimising the risk of inconvenience and nuisance to the public. This will be achieved through careful management, programming and co-ordination of the construction works. To minimise the impact of construction traffic on the existing road and highway network the following principles will be implemented.

These conditions will be subject to prior discussions with the Highway Authority before implementation:

- Wherever practicable all loading and unloading of vehicles will take place at the front of the site, within the site boundary to minimise congestion along Coleridge Vale Road West.
- All access to the site will be via the existing driveway and side access.
- All materials will be stored within the site boundary.
- Delivery vehicles that cannot immediately enter or leave the site must switch off their engines and park away from road junctions and neighbouring accesses.
- Delivery vehicles that are unable to enter the site will supply and remove materials from the roadside adjacent to the material store.
- Delivery vehicles will be kept close to the existing driveway and far enough away from the Coleridge Vale Road North and Coleridge Vale Road South junction to ensure that the visibility out of Coleridge Vale Road West is not obstructed.
- The appointed contractor will be responsible for all delivery vehicles and shall comply with the time restrictions.
- Delivery vehicles whenever practical will avoid peak public traffic hours and school start and finish times. Therefore, all deliveries to be planned to avoid the following times between 8.00am and 9.00am and 2.45pm and 4.15pm. This will reduce traffic congestion and nuisance to the existing surrounding roads.
- Onsite material unloading areas will be clear to avoid traffic congestion and nuisance.
- The construction site entrance will be maintained and kept clean and clear.

- All accesses to existing neighbouring properties to be maintained throughout the construction works.
- The contractor and sub-contractors will adopt a car share policy where possible to minimise on-site and on-street parking.
- The site entrance will be appropriately signed to avoid congestion and confusion with other residential entrances.
- The site entrance will be guarded to prevent unauthorised access and minimise congestion and nuisance.
- On-street parking is available along Coleridge Vale Road West, Coleridge Vale Road North and Coleridge Vale Road South, where necessary.
- All on-street parking to be located a minimum of 10m away from the road junction of Coleridge Vale Road North and Coleridge Vale Road South.
- No vehicles will be parked on the pavement at any time.
- Contractors will be encouraged to use public transport, whenever possible.
- Site vehicle wheels will be washed before exiting the site and entering onto the public highway.
- Contractor will ensure that Coleridge Vale Road West is kept clean at all times.
- For environmental and road safety all material containers leaving site will be appropriately covered to avoid soiling of the roads and highway and nuisance to pedestrians and road users. This will be controlled by the Site Manager.
- Rubbish shall be removed at frequent intervals and the site kept clean and tidy.
- Fly-tipping will not be permitted. Any waste will be removed from site using a licensed waste carrier.
- Site lighting shall be positioned and directed so as to not intrude unnecessarily on adjacent buildings and land uses. This must not cause distraction or confusion to passing drivers on adjoining public highway.

CODE OF CONSTRUCTION PRACTICE:

Hours of Work

- The permitted hours for noisy works (audible at the site boundary) have been reduced. Noisy works are no longer allowed at any time on Saturdays. Additionally, noisy works must now not be carried out after 6pm Monday to Friday. This to be communicated by appointed contractor to workforce and subcontractors.
- Permitted hours are:
 - 8am to 4.30pm, Monday to Friday
 - 8am to 1pm Saturday
 - No work where noise is audible at the site boundary – Sunday and Bank Holidays.
- All vehicles and plant arriving at and leaving the site shall comply with the same restrictions on hours. The appointed contractor shall be held responsible for ensuring these instructions are given to all drivers, including those delivering all site materials.
- These times may be varied according to local circumstances. Any works outside of these hours will require approval from the Environmental Health Department and/or

Planning Department and an S61 application form must be submitted and approved prior to any out-of-hours work commencing.

- The Client/Project Manager will liaise with local residents who may be affected by the construction works. The local residents will be informed of the nature of the works, proposed hours of work, their expected duration, and regular updates. The local residents will be given the Client/Project Manager's phone number and contact who will be able to deal with any complaints or emergencies that should arise at any time. 24-hour contact numbers will also be displayed on hoarding.

Operation

Where noise, dust and air pollution are likely to affect local residents the appointed contractor shall ensure that:

- All plant and equipment, including any on hire equipment will be checked to ensure it is in good working order and conforms to the manufacturers' standards. Equipment will be properly silenced and meet statutory emission standards. All plant and equipment to be PAT tested. Defective items are not to be used.
- The appointed contractor shall ensure that effective methods of work are adopted to prevent dust from becoming airborne at source.
- The appointed contractor shall ensure before work commences that the site workforce have been fully briefed on the need to keep all noise generated to a minimum. Shouting and raised voices are not permitted other than in cases where warnings of danger must be given. Radios shall not be played at a volume that is likely to disturb local residents.

Monitoring

- The site is situated amongst local residents, who are likely to be affected, therefore working methods that minimise noise, dust and air pollution impacts will be used at all times. The measures included are not exhaustive and additional measures can be used which will reduce environmental impacts further.
- The effectiveness of all measures shall be monitored frequently by the appointed contractor and reviewed weekly.

Noise and Vibration

Plant and Equipment

- Noisy plant or equipment shall be sited as far away as is practicable from sensitive buildings.
- All plant and equipment shall be powered by mains electricity, rather than locally powered sources such as diesel generators wherever practicable. Hand tools should also be electrically powered rather than petrol or diesel driven.
- Vehicles and mechanical plant used shall be fitted with effective exhaust silencers and operated to minimise noise emissions. The appointed contractor shall ensure that all plant complies with the relevant statutory and manufacturers' requirements.
- Machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum. Noise emitting equipment that is required to run continuously may have to be housed in suitable enclosures.

- Equipment which breaks concrete, brickwork or masonry by bending or by bursting shall be used in preference to percussive tools as far as possible.
- Pneumatic percussive tools must be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Where possible, rotary drills and bursters actuated by hydraulic, chemical or electrical power shall be used for excavating hard or extrusive material.
- Plant shall be maintained to keep noise and mechanical vibration to a minimum.
- Due care and attention will be taken when loading or unloading vehicles, dismantling scaffolding or moving materials etc. to reduce noise impact.

Dust and Air Pollution

Dust

- The appointed contractor shall water down areas where necessary to minimise dust transfer into neighbouring premises.
- Dust pollution shall be minimised during demolition by the complete screening, if practicable, of the building or structure to be demolished with sheets or screens. There will be a control of cutting or grinding materials on site. The mixing of large quantities of concrete will be carried out in enclosed/shielded areas.
- Skips and removal vehicles shall be properly covered when leaving the site. Materials will be handled so they do not give rise to excessive dust. Watering of rubble chutes will be carried out to prevent unnecessary dust emissions.
- The appointed contractor shall ensure that the area around the site and Coleridge Vale Road West is regularly and adequately swept to prevent any accumulation of dust and dirt. The use of wheel cleaning facilities and road sweeping equipment may be required as necessary,
- There will be no plant used for crushing materials.
- There will be no sandblasting carried out.

Air Pollution

- Burning of materials will not be permitted on this site.