

CONSTRUCTION MANAGEMENT PLAN

PROJECT: 80 St Andrews Road

DATE: 21/03/2024

REVISION: 00

PROJECT DESCRIPTION: Two-storey new build house

INTRODUCTION

This Construction Management Plan has been prepared to advise all contractors and suppliers, how the construction site will operate in the interest of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, and to ensure that any disruption and nuisance to the neighbours and pedestrians is kept to a minimum.

Please refer to accompanying site plan drawing (111-P-4-002).

24 HOUR EMERGENCY NUMBER:

In case of Emergency please contact the client Mr Piers Calascione on 07973328510 / piers.cals@gmail.com

The contractor will contact all nearby residents explaining the likely duration of the project and provide Emergency Contact details of the client. The contractor will also contact nearby residents to provide updates as works progress.

HOURS OF OPERATION

Working hours will be restricted to between 08.00 and 18.00 hours on Monday to Friday and between 08.00 and 13.00 hours on Saturdays.

No Sunday or bank holiday work will be permitted without approval from the Local Planning Authority.

PARKING

The plot is small and will therefore provide no off-street parking.

Pedestrian walkways will be maintained at all times and if diversions are required, they will be in accordance with highway inspector's requirements.

ROUTES FOR CONSTRUCTION TRAFFIC

All contractors, suppliers and deliveries will be told to access the site from the Southwest via the A38 (Cheltenham Road and Gloucester Road), to avoid the narrower residential streets.

LOCATIONS OF UNLOADING AND STORAGE OF MATERIALS

Due to the limited external areas, material deliveries will be managed to ensure materials are delivered to as close to when they are needed as possible with materials either stored on site or placed directly in the building ready for use.

During initial demolition works, there will be space on site for a skip. For the construction stage, removal of materials will be 'wait and load', where a skip is delivered, filled, and collected in a short time frame (under 30 minutes).

METHOD OF PREVENTING MUD GETTING ONTO HIGHWAY

There will be no vehicle movement on the site during the construction stage. The contractor will be responsible for monitoring spillages and will ensure the road is always kept clean by brushing, there is no site run-off of water/mud and that effective wheel washing is implemented where required.

MEASURES TO PROTECT ROAD USERS AND PEDESTRIANS

The contractor will be responsible for ensuring the safety of ALL at ALL times.

Due to the small scale of the project, road closures or diversions will be minimal.

It is anticipated that new services will need to be connected, including connection to 300Ø Wessex Water foul sewer in the street (subject to S106 application and third-party land access). All footpath closures/diversions for these works will be managed by the statutory undertakers in accordance with their standard procedures in consultation with the highway inspector.

Final design and type of all signage/lighting/fencing will be agreed with highway inspector at time of licence application to suit works and to adequately warn members of the public of works.

TEMPORARY TRAFFIC MANAGEMENT PROCEDURES

As and when these are or may be required then the contractor will liaise with the Local Highway Authority to ensure all suitable Traffic Management Procedures are in place prior to the relevant event commencing.

TURNING VEHICLES

There will be no need to turn vehicles on the road. Both ends of the street are accessible and a circular route can be made around adjacent Richmond Road, if required.

LARGE AND ABNORMAL LOADS

All Deliveries will be via a small 7.5 tonne flatbed lorry – no larger vehicles will be permitted to deliver to site.

There is no requirement for larger vehicles to visit site and it is anticipated that no cranes will be required to build the scheme.

COMMUNICATION OF CONSTRUCTION MANAGEMENT PLAN TO STAFF

The client and his contractor will be responsible for circulating this document via email to EVERYONE involved in the project to ensure that this document is fully complied with. (this applies to all sub-contractors and suppliers)

When a new site operative commences work on the site then the site manager will carry out a site-induction to ensure EVERYONE is fully aware of their responsibilities.

MITIGATION MEASURES FOR MINIMISING NOISE DISTURBANCE

Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.

EMERGENCY DEVIATION OF AGREED WORKING HOURS

In the unlikely event that there is a need for the site to remain open past 6:00pm, to ensure that the site is safe/secured, the Site Manager will advise the Local Planning Authority of the reason for the need to remain open, and the time at which the site will be closed. The Site Manager will remain on site until closure is possible, and he will also ensure that noise and disruption is kept to a minimum.

CONTROL OF DUST AND AIR-BOURNE POLLUTANTS

Dust control measure will consist of minimising all dust generating activities, ensuring all plant and machinery is well maintained, adopting methods and techniques that create less dust and using water as dust suppressant where applicable.

There will be no bonfires or burning on site and idling of vehicles will be kept to a minimum.