



Hapton Hall Farm, Lyndale Road,
Hapton, Burnley BB11 5RD

Construction Management Plan

Small 12m x 6m x 4.8m
Agricultural Unit

APRIL 2024

Prepared by HAD

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1. PROJECT

1.1 **Site Address:**

Hapton Hall Farm
Lyndale Road
Hapton
Burnley
BB11 5RD

1.2 **Date of works:** Summer 2024 (approx.)

1.3 *This document is to be read in conjunction with Plan no's HAD3854-05*

2. DESCRIPTION OF ACTIVITY

2.1 Preparation of site for the erection of a small steel portal framed agricultural unit to be used for storage of agricultural materials and vehicles. The site limits to include space for parking construction vehicles and any storage of building materials and waste.

2.2 **Involves:**

- Clearance of the site, any vegetation and strip top soil; loose "waste" material to be used elsewhere on site for any new mounding or building up of surrounding landscape.
- Cut back existing conifers to clear area of build. Any ground and mounds to the base of the trees to be removed via hand-dig method to protect tree roots. Waste to be composted on site.
- Levelling of ground according to proposed site levels.
- Secure immediate access gate to site to deter theft.
- Contractor marks out building on cleared site and transfers the lines to profiles well clear of any construction work.
- Organisation and connection of water, electrics, gas and drains as necessary.
- Laying the foundations for the steel columns: excavation and pour of concrete, include for setting in of any bolts and steel plates. Excavated ground waste to be used elsewhere on site.
- Installation of steel frame.
- Laying of concrete flooring.
- Building of the dwarf block and stone-faced walls.
- Installation of necessary first fix for internal works and utilities.
- Installing the cladding panels for the remainder of the walls, include for templates for windows and doors, etc.
- Installing the roof panels, link in with any guttering and drainage.
- Applying final finishes and second fix electrics, gas and plumbing as necessary.

- Secure unit with any windows and doors to seal it.
- Level the external ground and prepare for landscaping and hardscaping around accesses.

2.2 Access on-site to be Monday-Friday between 7am – 7pm, and Saturdays 8am - 1pm. No work to be conducted outside these hours or on Sundays, Bank Holidays and Public Holidays. No deliveries to be made outside the hours of 9.30am – 2.30pm, Monday – Friday.

4. MAIN CONTACTS

- **Principle Contractor/ Project Manager/ Client** – Brett Morgan, 07768833713

4.1 **Relevant Experience:** Brett Morgan has a life-long record of being well-experienced in building work, having successfully built many differing types of buildings as well as most of the newer surrounding structures on his land throughout his life. It is his intention to complete the construction of this unit by himself, utilising extra help from competent persons when necessary, keeping all the work solely on site and lessening the amount of comings and goings of external parties. As Brett does live on the site, this will be his source of welfare and rest space. As he is now retired from employment, he will aim to complete the build in his spare time when he is not tending to his farm, health, family matters and general upkeep of his land.

4.2 This statement follows a general template for Construction Management, and has been amended to suit the clients intentions. The client has also received a copy of this statement and accompanying plans to refer to should they need it.

5. LEGISLATION

- Health and Safety Work Act 1974
- The Management of Health and Safety at Work Regulations 2006
- Workplace (Health, Safety and Welfare) Regulations 1992
- The Control of Asbestos Regulations 2012
- Provision and Use of Work Equipment Regulations (PUWER) 1998
- Control of Substances Hazardous to Health Regulations 2002
- The Work at Height Regulations 2005
- The Personal Protective Equipment at Work Regulations 2002
- The Manual Handling Operations Regulations 1992
- The Construction (Design and Management) Regulations 2015
- Electricity at Work Regulations 1989
- The Pressure Systems Safety Regulations 2000
- Pressure Equipment Regulations 1999 (SI 1999/2001)
- The Building Safety Act 2022

6. CDM REGULATIONS 2015

- 6.1 The CDM regulations require that principal contractors ensure suitable site inductions are provided. They also require that contractors must provide each worker under their control with appropriate supervision, instructions and information so that construction work can be carried out, so far as is reasonably practicable, without risks to health and safety, and that this must include a suitable site induction, where not already provided by the principal contractor.
- 6.2 Site inductions may also be necessary for people visiting the site who might not necessarily be considered 'workers'. Site inductions should be proportionate to the nature of the visit; escorted visitors need not have the level of detail that unescorted visitors should have.
- 6.3 It should highlight any particular risks and control measures that those working on, or visiting the project need to know about. Information should be clear and tailored to the audience. A record of the information and attendees should be kept, and ideally, some form of recorded assessment and declaration should be carried out to ensure that attendees have understood what they have been told.

7. WORKING AT HEIGHT

- 7.1 When working at height, site operatives must ensure that the working area is cleared on an hourly basis to ensure that there is continually a clear and safe working area to prevent slips trips and falls.
- 7.2 Any scaffold equipment used must be installed safely and securely with anti-fall equipment in place with site operatives aware of correct usage of scaffolding equipment. All appropriate PPE to be worn at all times when on site.

8. PPE REQUIREMENTS

- Hard hats
 - Safety boots
 - Hi-vis vests and jackets
 - Safety gloves
 - Safety glasses
 - Ear defenders when appropriate
 - Dust masks when appropriate
- 8.1 Any visitors to site must also have the correct PPE required for their visit. Construction site signs, verbal communication and PPE requirements should be present at site entrance and on any hoarding securing the site.

9.WELFARE

9.1 As the principle contractor lives in the farm house on the site, this will be in line with Schedule 2 of the Construction Design & Management Regulations 2015 (CDM). All sites are to have a minimum amount of welfare facilities available for workers, which include the following:

- Toilets
- Washing facilities
- Drinking water
- Changing rooms and lockers
- Heating
- Rest facilities

10. FIRST AID

10.1 A first aid box sited at the farmhouse with enough equipment to cope with the number of workers on site should be available.

10.2 The client/ principle contractor when working alone should always have access to a mobile while working in case of emergencies. Should the work being carried out pose risks, there should be a second point of contact to be available on site. This will most likely be Brett's wife who also resides at the farmhouse on site.



Existing farmhouse on site

11. EMERGENCY PROCEDURES

11.1 The client will ensure that the existing site emergency procedures are followed and that relevant information is given to operatives at time of induction or when changes are made to procedures.

11.2 The closest A&E hospital is:

Royal Blackburn Hospital, Haslingden Rd, Blackburn BB2 3HH

Or the Urgent Care Centre at:

Burnley General Hospital, Casterton Ave, Burnley BB10 2PQ

11.3 No. of Operatives: **1**

Additional operatives that may not be on site full time could include:

- Electricians
- Plumbers
- Diggers
- Labourers
- Bricklayers
- Plasterers
- Joiners
- Gas engineers

11.4 There are to be no more than three operatives working on the site at any one time.

12. WHEEL WASHING

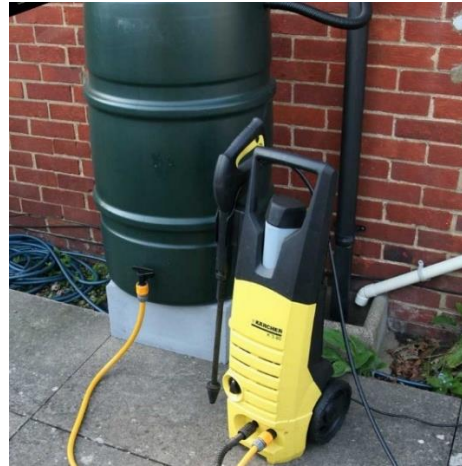
12.1 Wheel washing system to be installed at entrance/exit to site to enable the wheels of plant, trucks and other vehicles to be cleaned before leaving site. This is used to control and eliminate mud, slurry and other pollutants being deposited on public roads.

12.2 Instructions or signage to be given to site operatives, delivery drivers and visitors that they are to use it before leaving.

12.3 Due to existing site constraints and only one location for entrance/exit, the following system should be used for wheel washing: prior to the stone flags near the farm entrance stone posts, site vehicles to stop and allow for a water jet wash spray will be used to clean the wheels. The debris and run off water will drain through the permeable ground beneath and excess water will be directed to the rear of the site to stop water logging the entrance.



Tyre-cleaning grid



Power washer

13. DUST SUPPRESSION

13.1 To lower the hazard of dust particles travelling in the air, the following will be in place to reduce and prevent dust:

- Using less-powerful tools, such as a block splitter instead of a higher energy cut-off saw
- Other working methods such as direct fastening/screws, or hand-cutting methods
- Using measured water suppression where suitable to prevent dust clouds
- Using on-tool extraction (LEV systems) where applicable, removing dust where and when it is produced
- Sheeting and temporary screens erected around dust-producing work
- Any dusty loads leaving the site will be sheeted to prevent dust and demolition debris being deposited on the highway

13.2 There are only ever a maximum of two-three operatives on site at any one time when heavy loads require. When dust-producing work is ongoing, there will only be one person on site using protective equipment in a controlled environment protecting other and the nearest neighbours from dust.

14. COMPOUND LOCATIONS

14.1 Please refer to accompanying plans as to locations on site for construction materials, vehicles and facilities.

14.2 The entrance/ exit will be kept clear and all necessary site notices on display at all times. Suitable hoarding with a secure access gate should be erected around the site boundaries where there are not already sufficient secure boundary treatments. The hoarding should be at least 2m in height and not

easily damaged to prevent unauthorized access to the site. The access gate should be lockable to secure the site out of working hours.

- 14.3 Proposed anti-climb construction metal fencing to the site boundary- secured with heavy footing bases to protect site and prevent public access.

Proposed example of hoarding:



- 14.4 The nearest neighbours will be kept informed of ongoing works and any shared accesses and Rights of Way will not be blocked or hindered by the construction.
- 14.5 The small nature of the site and proposed build will mean only the necessary materials and equipment will be on site for the next few days worth of work. Deliveries will also only occur as and when additional materials are needed.

15. WASTE & RECYCLING

- 15.1 The client/ principal contractor will be responsible for the correct disposal of construction waste. As much material as possible is to be recycled, and hazardous substances must be disposed of by an appropriate licensed firm.
- 15.2 Any skips to be used must be sited off the Highway and on site to prevent fly-tipping and Highway dangers. Materials and removed vegetation to be recycled, must be sited and grouped together away from the main build site, these categories will be: timber (clean only), brick & stone (aggregates), green waste, plasterboard, metal.
- 15.3 The nature of the farm and surrounding fields under control of the owner means that the recyclable materials will be stored and or disposed of on site in a responsible manner to save waste going to nearby landfill. What can be stored, recycled, or buried on site will be done so appropriately.

16. ROUTE STRATEGY

- 16.1 The site constraints mean there is only one suitable access point for construction vehicles and deliveries of materials to site. To prevent un-safe reversing out onto the highway of Lyndale Road and onto Manchester Road, there will be clearance on site for turning to allow vehicles to manoeuvre and exit site in forward gear.
- 16.2 The largest proposed vehicle to visit site would be “Crane Lorry” or “HIAB Lorry” that can be up to 4m wide with a total vehicle length of 6.5m. The swept path for such a vehicle has been shown on the accompanying plans to show the area and ease of turning for said vehicle.



Example of largest delivery vehicle “crane lorry”

- 16.3 To prevent further dangers to the Highway, the client will organise deliveries with their local building merchant so only one delivery is made at any one time and follow the strict delivery times of 9.30am – 2.30pm Monday to Friday. They will be responsible for the Highway safety during construction working hours. All deliveries to be organised well in advance of arrival and instructions for the driver to contact the client when nearing destination or if there are any access issues.
- 16.4 **Times:** Access on-site to be Monday-Friday between 7am – 7pm, and Saturdays 8am - 1pm. No work to be conducted outside these hours or on Sundays, Bank Holidays and Public Holidays. Deliveries should be between 9:30am-2:30pm, Monday – Friday, with material drop off and waste collection never coinciding.

17. VEHICLE PARKING

- 17.1 Only the required vehicles are to be parked on site during construction working hours. Where vehicles are not needed to carry out work on site- these should be parked out of the way of any turning spaces and the construction site. There is space outside of the farmhouse available for parking.
- 17.2 There will be a dedicated parking area for delivery vehicles to use whilst unloading- these vehicles will not be parked here for any longer than is necessary to complete the task and there will be no waiting on the Public Highway or unloading on the Public Highway.
- 17.3 The number of vehicles on site to be used in the construction will be:
- Small digger (client owned and already on site)
 - Small tipper (client owned and already on site)
 - Small forklift truck

18. COMMUNITY CONSULTATION STRATEGY

- 18.1 Further to the planning application and discharge of conditions application where notices are sent to the nearest neighbours, the client will consult with the neighbours that shall be directly affected by the construction.
- 18.2 As the client does have a good and long-standing relationship with his nearest neighbours and the local community, it is anticipated that any issues that may arise can be amicably and adequately compromised and resolved. This consultation will advise when works are due to start and the hours of which the construction works will be taking place.
- 18.3 Should the neighbours require further information or have concerns, they will have the chance to contact the client and discuss matters to reach some amicable agreement to ease any concerns. This will also form points of contact and a complaints procedure.