

# CONSTRUCTION MANAGEMENT PLAN

## ST CHRISTOPHER'S DRIVE, OUNDLE



The project comprises the construction of 65 new affordable homes over two and three-storeys.



**Site - Location Plan**  
1 : 2500

— Development Boundary  
 - - - - Development Boundary of Outline Approval 19-01355-OUT

*The site and its environs prior to development  
 (highlighting both the Persimmon Homes and Housing 21 developments)*

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## 1. Introduction

### 1.1 Project Overview

The project comprises the construction of 65 new affordable homes over two and three-stories.

The Extra Care scheme, located on St. Christopher's Drive, will provide much-needed one- and two-bedroom apartments for older people with the assurance of an on-site care team for residents if and when they need it.

The attached drawing No 1841-SBA-XX-00-DR-A-T010(A) Proposed Site Plan, sets out the development – See Appendix A.



*Appendix A - Site Layout at Completion*

### 1.2 Site Context

The wider context of the area surrounding the site is largely residential on all approach roads to the site.

The roads leading to the site – St Christopher's Drive, are all adopted roads with an imposed speed limit and varied waiting and parking restrictions which all members of the project team will be advised to adhere to.

The particular vehicular and pedestrian access required for the residential properties to continue to operate appropriately will be respected and are acknowledged within this Management Plan.

## **2. Particular parts of Planning Condition 19**

Notwithstanding the details submitted and prior to the commencement of each phase of the development a Construction Management Plan (CMP) for that phase shall be submitted to, and approved in writing by the Local Planning Authority.

The CMP shall include and specify the provision to be made for site procedures to be adopted during the course of construction, including:

- a. overall strategy for managing environmental impacts which arise;
- b. measures to control the emission of dust and dirt;
- c. control of noise emanating from the site;
- d. hours of construction work;
- e. construction traffic daily timetable, confirming no construction traffic will arrive on site before 7.30am and after 6.00pm Monday to Friday, before 7.30am and after 1.00pm on a Saturday and with no construction vehicles to attend the site on a Sunday or Bank Holiday;
- f. contractors compounds, material storage and other storage arrangements, cranes, and plant, equipment and related temporary infrastructure;
- g. designation, layout and design of construction access and egress points to minimise disruption or access for existing residents and new residents of the development;
- h. internal site circulation routes;
- i. directional signage (on and off site);
- j. provision for emergency vehicles;
- k. provision for all site operatives, visitors and construction vehicles loading and unloading plant and material;
- l. provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- m. details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- n. routing agreement for construction traffic;
- o. storage of plant and materials used in construction;
- p. enclosure of phase or development parcel sites and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- q. waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works;

- r. soil stockpiling and material crushing and sorting, control of dust and other emissions, construction noise and vibration from the development.

The provisions of the CMP shall cause minimum disturbance in the surrounding area. Construction of development shall only proceed in accordance with the CMP and the approved measures shall be retained for the duration of the construction works.

Reason: To maintain the amenities of the area in accordance with the NPPF.

**(continued.)**

## 2.1 Construction Management Plan

### a. overall strategy for managing environmental impacts which arise;

#### *Previous Documentation*

Deeley Construction will abide by this Construction Management Plan the following documents which have previously been submitted:

- James Blake Associates - Arboricultural Method Statement (JBA 21/185 AR04)
- Persimmon Homes - Construction Method Statement 2 Feb 2022 Rev 2

#### *Environmental Monitoring - Workforce, Sub-Contractors & Suppliers*

The Principal Contractors supply chain will be evaluated to ensure all potential suppliers & sub-contractors meet the competency and experience of both services and products to meet the requirements of environmental legislation. This process is both by competitive tender and ongoing close relationships with certain partnered contractors.

The review is recorded using the Site Environmental Assessment form (**EV01**) by the Health & Safety Manager, and records any actions required to mitigate the risks identified. The impacts are regularly audited against the Site Environmental Audit (**EV03**).

Our Independent Safety Auditors, Building Safety Group (BSG) also undertake audits on a 25-day cycle and will our ISO 14001 Environmental Management System controls on site.

#### *External auditing of our sites*

Deeley operates general and site management systems in accordance with procedures approved to ISO 9001:2015 and ISO 14001:2015 and ISO 45001:2018 UKAS certification and on this site will operate within the parameters of the Considerate Constructor Scheme.

The specifics of this scheme, as they relate to and will operate at this this site, are included at [www.ccscheme.org.uk/](http://www.ccscheme.org.uk/).

#### *Community Liaison and Communication*

The project team wishes to complete the project with no measurable detrimental effect to the adjacent owners, occupiers or the environment of the site.

- The adjacent owners will be provided with information about the project before (via letter drop) and during the works (via public notice board) on a regular basis. An example of this information is attached at **Appendix G**. As well as these regular notices any reasonable requests for project or progress related information will be dealt with appropriately depending on the nature of the request.
- A display board shall be prominently displayed with a telephone number and postal address listed. This telephone number will be maintained throughout the development

The general approach to managing the site, particularly with regard to minimising the effect of the development on its neighbours, will form part of pre-appointment meetings as well as

site based induction meetings and toolbox talks more commonly associated with health and safety issues.

All site staff and management will be aware and respectful of the site's location relative to existing adjacent users and nearby residential occupiers. Activities on the site are planned so as to minimise the impact of the construction process on existing neighbours and the environment of the site generally.

#### *Complaints Procedure*

Should problems occur then Deeley operates a comments and complaints procedure that relies on a local response and a local resolution being the first course of action. If problems and complaints can't be resolved or accommodated at the local level then an NCR form (Q02) is raised and the process outlined at **Appendix B**) PR03 - NONCONFORMANCE & CORRECTIVE ACTION PROCEDURE is administered.

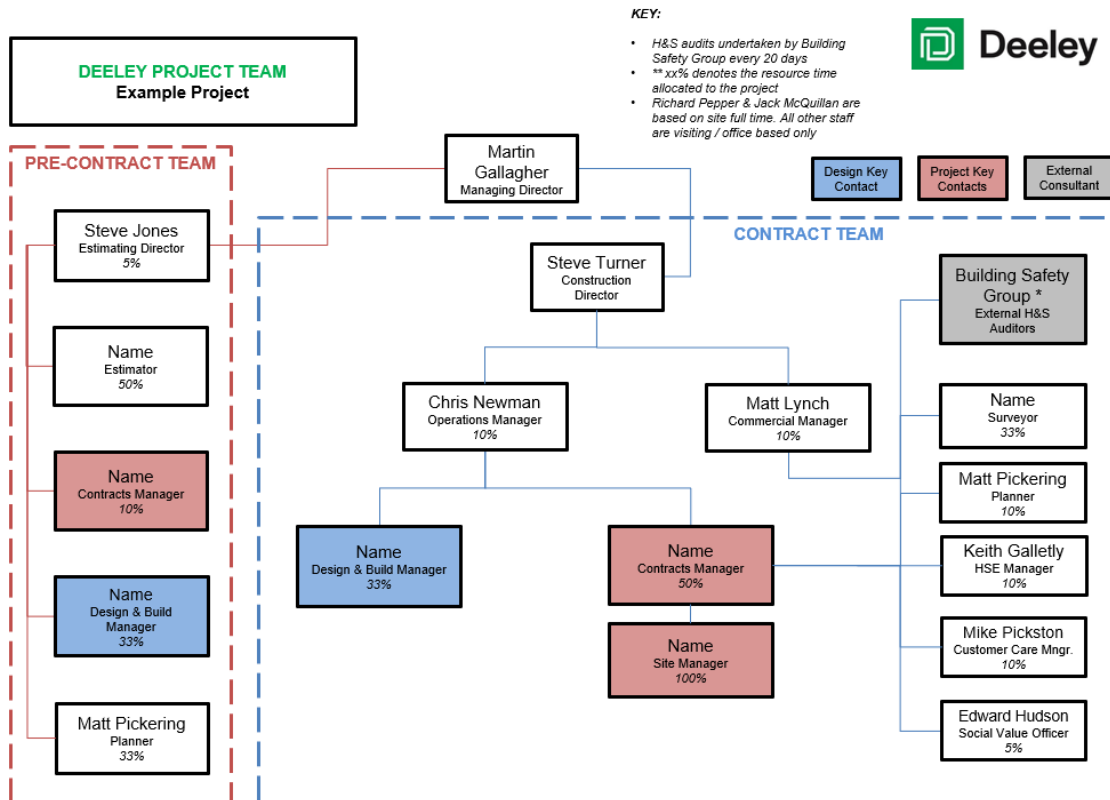
All of our NCR's are recorded on a register (DOC19 NCR index) and details raised date, type of complaint, closed date, time taken to close date. All details of the NCR are recorded on Q02 and detail Concerns, Containment / Rectification / Root Cause / Proposed Preventative Actions.

#### *Management Structure*

Deeley Group has a history of long-term engagements with the people and organisations they work for in the vicinity of their construction and development sites.

All Deeley senior management can be accessed directly via the 'Contact' page at [www.deeley.co.uk](http://www.deeley.co.uk) or emailing [info@deeley.co.uk](mailto:info@deeley.co.uk) or by calling 02476 718 178.

The management structure of the project team for the development, along with contact details is indicated below.



Site Management Structure Diagram

**b. measures to control the emission of dust and dirt;**

As outlined above an unloading area will be positioned within the site boundary allowing all delivery vehicles to be able to offload away from the public highway. As vehicles are not parked directly on the footprint of the construction site and are on a hardstanding the need to use the wheel wash station reduces. Notwithstanding the above the site staff will monitor the cleanliness of surrounding roads and organise off site road cleaners as appropriate.

As well as the specific wheel washing measures referred to under their own heading above, a Dust Management Plan will be adopted. A copy of this document is attached at **Appendix E**. It is intended that the processes and recommendations of the Dust Management Plan will be adopted throughout the delivery of the project.

**c. control of noise emanating from the site;**

Contact details of site and head office staff as well as details of complaint / non-conformance procedures will be available as indicated elsewhere in the document.

Proposed Steps to Reduce Noise and Vibration Best Practicable Means (VBPM) (as outlined in Section 72 of the Control of Pollution Act 1972) will be employed in order to minimise noise and vibration levels throughout the period of works, general measures will include the following as appropriate:

- Careful selection of plant, construction methods and programming has already been, and will continue to be, undertaken to ensure that the effect of the processes of construction will be mitigated as far as possible given the context of the site.



- Only plant conforming to relevant national or international standards, deliveries and recommendation on noise and vibration emissions will be used
- Doors and gates are not located adjacent to noise sensitive buildings
- Construction plant will be located, as far as is reasonably practicable, away from adjacent occupied buildings or as close as possible to site hoarding which is located between the plant and buildings
- Static and semi-static plant / equipment (e.g. compressors and generators) will be avoided but where required will be fitted with suitable enclosures where practicable.
- Personnel will be instructed in VBPM to reduce noise and vibration as part of their induction, including no stereos or similar devices being audible at the site boundary
- Training as required will be provided prior to specific work activities
- When plant is not being used, it will be shut down
- Information notices will be distributed to local residents in advance of main works commencing and at intervals throughout the course of the project. This information will include contact details for Deeley Construction.

Periodic noise monitoring will be undertaken at locations near to sensitive receptors in order to ensure the protection of the amenity of residents. Where exceedances are likely to occur necessary measures to reduce exceedances will be put in place.

Given the nature of construction on site and the distance between planned works and existing adjacent properties or sensitive receptors, it is not anticipated that 'transferable' vibration, beyond that experienced by site based staff in carrying out their works which is dealt with in a Health and Safety Site Plan, is a particular issue on this development.

**d. hours of construction work;**

Construction works shall not take place outside 7:30 am to 6:00 pm Mondays to Fridays and 7:30 am to 1:00 pm on Saturdays nor at any time on Sundays or Bank Holidays.

**e. construction traffic daily timetable, confirming no construction traffic will arrive on site before 7.30am and after 6.00pm Monday to Friday, before 7.30am and after 1.00pm on a Saturday and with no construction vehicles to attend the site on a Sunday or Bank Holiday;**

We confirm that construction traffic will only arrive on site at the times stated above.

Timetable:

<b>Day</b>	<b>Permitted Delivery Times</b>
Monday	7:30 am to 6:00 pm
Tuesday	7:30 am to 6:00 pm
Wednesday	7:30 am to 6:00 pm
Thursday	7:30 am to 6:00 pm
Friday	7:30 am to 6:00 pm
Saturday	7:30 am to 1:00 pm
Sunday	Not permitted
Bank Holidays	Not permitted

**f. contractors compounds, material storage and other storage arrangements, cranes, and plant, equipment and related temporary infrastructure;**

### *Contractor's Compound*

The site accommodation will be established for the site-based project team – this includes the Employer and/or his agents along with office space for key supply chain members.

This will also include contractor welfare facilities, drying room, and canteen.

Temporary pathways will be constructed to provide a safe, level walkway free of standing water.

The accommodation areas will be cleaned daily. Having clean facilities in our experience sets the standard for achieving good housekeeping on the site, in turn leading to a high quality standard in workmanship for the project.

Accommodation will be fully equipped including e-mail, phone and first aid facilities and will comprise of:

- Offices
- Meeting Room
- Staff Toilets (Segregated Male/ Female)
- Canteen/ Mess Room/ Drying Room)
- WC facilities (Segregated Male/ Female)
- Secure lockers
- Secure charging points for tools and phones

Our company policy is for no smoking on site. We will provide a smoking shelter in a designated area to facilitate for any smokers. This will be sited away from any existing building or new buildings and any site cabins.

#### **g. designation, layout and design of construction access and egress points to minimise disruption or access for existing residents and new residents of the development;**

As indicated on the enclosed travel plan **Appendix C** vehicles will arrive to site.

Access and egress points are highlighted on the enclosed site logistics plan in **Appendix C**.

Via our document management system, Union Square, we can advise all deliveries that:

- They are entering a residential area and should take care and reduce speed when accessing and egressing site
- They should abide by the specified delivery hours
- They should not wait in the surrounding area before going onto site

#### **h. internal site circulation routes;**

In all cases due care will be taken by vehicles operating within the site both in respect of the safety and amenity of site operatives but also to prevent nuisance to any nearby residents.

As indicated in our enclosed Site Logistics Plan, Appendix C – designated walkways segregate pedestrians from site vehicles.

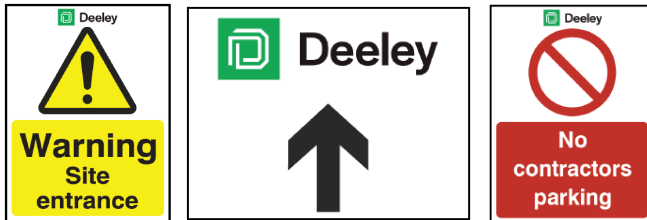
#### **i. directional signage (on and off site);**

Signage will be displayed on both the access route for pedestrians (to ensure a safe, protected route is available) and the site entrance road which will direct persons to areas for off-loading materials and plant deliveries.

As indicated on the Site Logistics Plan in **Appendix C** there will be warning triangles highlighting the construction site.

Examples of site signage are listed below:

Off site



On site



**j. provision for emergency vehicles;**

Emergency vehicles will follow the same routing principles as indicated in the Site Logistics Plan and Travel Plan in Appendix C.

As indicated on the Site Logistics Plan, emergency meeting points are at the front of site which are easily accessible for emergency services.

**k. provision for all site operatives, visitors and construction vehicles loading and unloading plant and material;**

Specific areas will be designated for temporary laydown and secure material storage within the site boundary.

Recycling and segregation skips/ bins will be provided and monitored to assist in meeting the Site Waste minimisation targets in our Site Waste Management Plan (SWMP).

A traffic management plan will be established reinforcing a safe robust 'on and off 'site traffic flow system.

Our site offices and welfare facilities will be cleaned on a daily basis by our locally appointed subcontract cleaning company for the duration of the project.

All access routes into (and within) the site will maintain segregated zones for vehicles and pedestrians.

On site we will maintain safe segregated pedestrian routes, delivery set down areas and material storage.

Due to the constrained nature of the site, our logistics planning will be phased to reflect each construction operation(s) as they occur onsite.

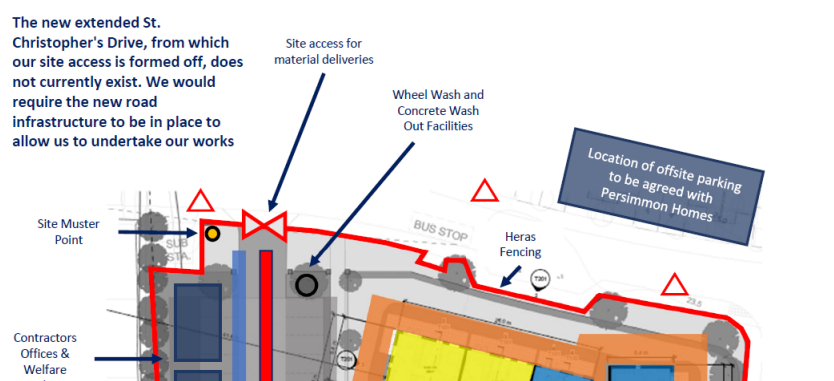
**l. provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;**

Throughout the project we will endeavour to facilitate operative and visitor parking on a site specified in conjunction with Persimmon Homes.

All parking of will be undertaken with due care and consideration for nearby residents and businesses. During the early stages of the construction works we will form a stoned-up area to allow vehicles to enter site and park within the site compound. Once the building is erected and additional trades come to site, subcontractors will be advised to park in one of the numerous local car parks.

The site location is accessible by public transport and where appropriate car sharing is encouraged. All site staff, operatives and visitors will be aware of their responsibilities in terms of parking and will be specifically so advised in pre-commencement meetings and toolbox talks.

Car sharing initiatives will be promoted within our subcontractor appointments to help maximise the efficiency of operative parking in our agreed parking area. We shall encourage the use of sustainable travel arrangements and assist with implementing the Deeley Construction Green Travel Plan where possible.



*Site Logistics for parking*

**m. details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;**

When muck away or skip wagons leave the site our trained and competent CPCS qualified gateman/ vehicle banksman will check and ensure that the skips are not overloaded, sheeted over with debris netting or similar to prevent waste spillage and or deposits occurring onto any adjacent public roads causing a potential hazard to other road users.

Where required, vehicle wheels will be cleaned before egressing from site via the use of a pressure washer or similar.

In addition to this we will operate a Concrete Washout procedure in line with our ISO 14001:2015 certification. This will aid in the reduction of dust by removing concrete and mortar deposits on site. The procedure is attached in **Appendix D**.

**n. routing agreement for construction traffic;**

As outlined above all deliveries will be directly into the site compound with appropriate space to reverse vehicles within the site compound allowing them to exit site in a forward gear. The delivery vehicles will be controlled in and out of the site and storage area by a banksman.

During the early construction phase of the project it's anticipated that there may be up to 5 deliveries per day. At later stages of the build a number of deliveries may be made by 'Transit' sized vans but heavy materials, bulk materials and elements for construction will be delivered on HGVs of various forms via the site compound.

Delivery vehicles will be advised to access the delivery area/site compound from St Christopher's Drive. Delivery vehicles will not be allowed to park in surrounding residential streets before the site is open for deliveries.

The vast majority of delivery vehicles will enter the area from the A605 either from the North or the South.

There is sufficient space planned onsite for vehicle access and egress as indicated on the Enclosed Site Logistics Plan and HGV routing principals indicated in **Appendix C**.

This Deeley site will have a trained banksman located at the site entrance ensuring that vehicles are brought off St Christopher's Drive and not causing delays during peak periods.

**o. storage of plant and materials used in construction;**

As outlined under the previous heading it is intended that storage of materials will be within the site or the storage area within the site compound and will be maintained local to areas of their future usage, i.e, adjacent the works areas. This will reduce transport movements overall and will therefore reduce impact on adjacent occupiers.

Where stored materials are liable to dust generation these will be damped down or covered with tarpaulins.

Site based mobile plant will be parked in locations that will shield any start up noises and generally equipment will not be operated or left idling any longer than is necessary to complete the task at hand.

Construction based plant will be located adjacent the relevant works area.

**p. enclosure of phase or development parcel sites and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**

The site will be secured using Heras fencing, some of which is designated as Protective Fencing for flora and fauna. The use of Heras fencing allows members of the public and residents to have full knowledge of activities on site and removes the requirement for dedicated and often limited, viewing portals.

The location of the types of fencing is indicated on Site Logistics Plan which is attached in **Appendix C**.

Contact details for Deeley staff will be posted on these fences to allow members of the public to contact the project team for information.

The integrity and quality of the site fencing and hoarding is checked on a weekly basis and any repairs necessary are logged and carried out without delay. At the same time an occasional litter picking exercise is carried out as the fencing can act as a 'trap' for dropped litter outside the confines of the site.

**q. waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works;**

We will abide by our ISO 14001:2015 Environmental Standard Waste Procedure.

Please see attached **Appendix F** PR15 Waste Procedure.

A site-specific Environmental Management Plan will be developed as part of the project execution plan, with the aim to minimise waste at source, segregate generated waste and then recycle or recover residual wastes. A waste management zone will be established in the material storage area to house a variety of skips to segregate at source the waste generated from the works, for removal and recycling by a licensed Waste Carrier.

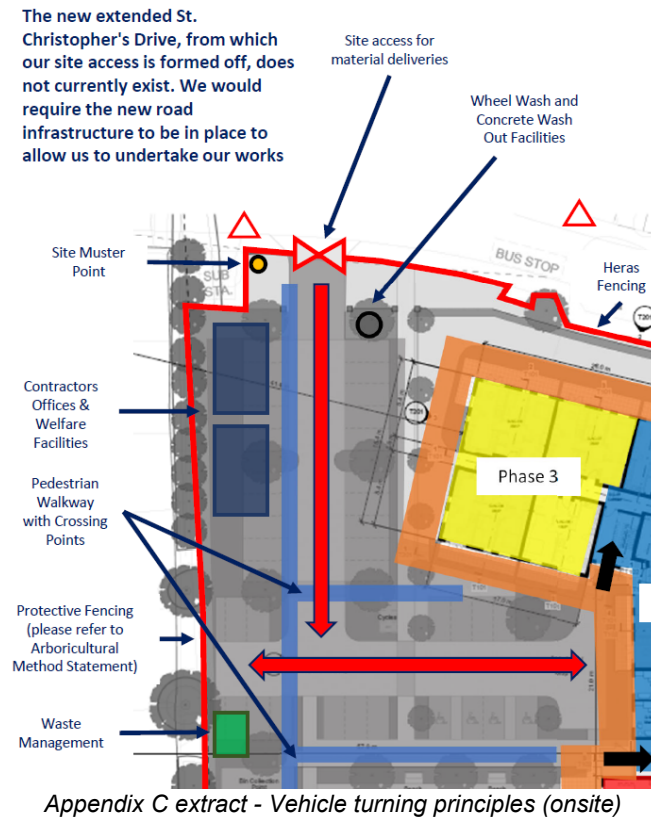
A waste controller will be appointed on site to ensure compliance with the Environmental Waste Management Plan. In addition, we will work with our design consultants and subcontractors during construction to identify further options for waste minimisation and agree a project waste charter.

We are signatory to the Waste Resource Action Programme (WRAP) which is commitment of our industry to meet stringent targets to reduce waste landfill.

**r. soil stockpiling and material crushing and sorting, control of dust and other emissions, construction noise and vibration from the development.**

*Stockpiling*

The Earthworks will there be excavated in one continuous phase at the start of the project. Six-wheel and eight-wheel vehicles typically used for transportation of soil and stone will have unrestricted access onto the site whereby they can drive onto site, reverse, be loaded and then leave site in a forward gear minimising disruption and the likelihood of collisions with vehicles or pedestrians. This is indicated below.



A small amount of earthworks will remain on site to be used as topsoil for landscaped areas.

We do not foresee any material crushing on site.

### *Vibration*

We will consider the spread and effect of vibration during construction and will ensure a mitigation / prevention strategy is agreed and included within the Risk Assessments and Method Statement of each construction activity, as vibration management on site is critical for the long term happiness of the adjacent neighbours and the health of the operatives undertaking the works on site.

Our proposed vibration reduction measure will include:

- The control of works hours of vibrating activities
- We will attempt to limit vibrating construction activities wherever possible
- We will encourage our subcontractors to use tracked items of mobile plant which have rubber tracks wherever possible and use wheeled type mobile plant if practical.

## **3.1 Appendix A**

### **Drawing no. 1841-SBA-XX-00-DR-A-T010(A) Proposed Site Plan**



# El Sub Sta



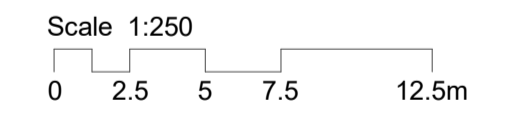
HEALTH, SAFETY & ENVIRONMENTAL INFORMATION	
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, also note the following:	
<b>CONSTRUCTION</b>	
<b>MAINTENANCE/CLEANING</b>	
<b>DECOMMISSION/DEMOLITION</b>	

No.	Note
1	All dimensions to be verified on site by GENERAL CONTRACTOR prior to any work, setting out or shop drawings being prepared.
2	Drawings not to be scaled. Work to figured dimensions only.
3	© copyright SAUNDERS BOSTON LIMITED. All rights reserved. This drawing remains the property of SAUNDERS BOSTON LIMITED at all times and may not be reproduced or copied in whole or in part without their prior written consent.
4	This drawing and related specifications are for use only in the stated location.
5	This drawing is to be read in conjunction with all other Consultants drawings and specifications.
6	Drainage has not been surveyed and any/all pipe locations and below ground drainage runs are indicative.
7	It is assumed that all works will be carried out by a competent contractor who will be working, where appropriate, to an approved method statement.

### Legend

- Existing Tree
- Proposed Tree
- Development Boundary
- Development Boundary of Outline Approval 19-01355-OUT

Total Number of Parking Spaces - 36



Client	Date	Chk.	Auth.
H21	22.02.14	SL	
Job			
Oundle			
Drawing			
Proposed Site Plan			

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## TENDER

SBA Project Code	Drawn	Date	Scale	Revision
1841	SL	12/10/21	As indicated @A1	A
	Checked DH	Submittal Code	1841	-SBA-XX-00 -DR-A-T010

## **3.2 Appendix B**

### **PR03 - Nonconformance & Corrective Action Procedure and NCR form (Q02)**

## **NONCONFORMANCE & CORRECTIVE ACTION PROCEDURE**

### **Introduction**

This procedure ensures that:

- instances of customer complaints are recorded and that appropriate actions are taken to deal with the cause and prevent recurrence
- internal concerns are recorded and that appropriate actions are taken to deal with the cause and prevent recurrence of the issue
- reported non-conformances are investigated, followed-up and closed-out in a timely manner
- analysis can be carried out and trends identified

This procedure can be applied for issues related to quality and environmental concerns including:

- external complaints
- internal concerns
- subcontractor/supplier issues

Internal audit issues are addressed in **PR05**. Accidents are addressed in **PR10**.

### **Procedure**

#### ***Site Issues (Quality)***

Site issues are raised with the Site Manager who addresses the issue, liaising with subcontractors as appropriate.

The root cause of the issue is identified, where possible, and the Site Manager takes this into consideration when determining actions.

Significant issues are recorded in the site diary or review meeting minutes.

Form **Q02** is completed if it is considered necessary to have a formal record of the issue and the actions taken for communication purposes, or where the actions to be taken are not in the control of the Site Manager.

When considered appropriate toolbox talks are held to re-enforce required actions.

#### ***Site Issues (Environmental)***

Site issues related to neighbours, clients or other stakeholders are raised with the Site Manager or Contracts Manager who reviews the issue and identifies the appropriate action, liaising with others as appropriate.

The root cause of the issue is identified, where possible, and the Site Manager takes this into consideration when determining actions.

## **NONCONFORMANCE & CORRECTIVE ACTION PROCEDURE**

Significant issues are recorded via form **Q02** if it is considered necessary to have a formal record of the issue and the actions taken.

When considered appropriate toolbox talks are held to re-enforce required actions.

### ***Practical Completion***

#### *Client*

On completion of all site work the client produces a snagging list of issues that must be addressed before the building can be handed-over.

The Project Manager addresses the issues raised, liaising with the Design Team and subcontractors as appropriate.

#### *Deeley*

Feedback from client satisfaction, subcontractor performance and site issues are raised with the appropriate staff. Consideration is given to any “lessons learnt”, from issues during the build, agreeing preventive actions that can be applied to other similar projects.

Form **Q02** is completed if it is considered necessary to have a formal record of the issue and the actions taken.

Where appropriate, the business management system and instructions are updated to reflect the agreed actions.

### ***Post Construction Issues***

All defects reported during the defect liability period are recorded by project, in the office using a standard spreadsheet (**P28**).

Actions are agreed to remedy the defect – liaising with the customer and subcontractors to agree the solution to be adopted.

The root cause of the issue is identified and, where appropriate, corrective action is agreed to avoid a repetition of the issue.

Close-out of issues is reported back to the office, where it is recorded.

After Making Good Defects, Deeley Construction’s responsibilities are limited to latent defects as defined in the building contract.

### ***Review***

## **NONCONFORMANCE & CORRECTIVE ACTION PROCEDURE**

The Management Review meeting, (see **PROC10**), considers levels of non-conformance agreeing any additional actions required to address causes and prevent further issues.

The meeting considers the effectiveness of actions taken.

## NONCONFORMANCE REPORT

<b>Report No.</b>											
<b>Type of issue: (mark box below)</b>											
Internal		Audit		Compl aint		H & S		Enviro nment		Quality	
<b>Issue relating to: (include information in boxes below)</b>											
<b>Customer</b>							<b>Department (internal)</b>				
<b>Reference: (complete applicable information)</b>											
<b>Site</b>					<b>Order No.</b>				<b>Audit ref.</b>		
<b>Details Of Concern:</b>											
<b>Recorded by:</b>						<b>Date:</b>					
<b>Containment/ Rectification action: (to address immediate concern)</b>											
<b>Root Cause: (why?)</b>											
<b>Proposed Corrective/Preventive action: (consider if similar products/processes may be affected)</b>											
<b>Follow-up Notes:</b>											
<b>Close-out</b>											
<b>Closed by:</b>							<b>Date:</b>				

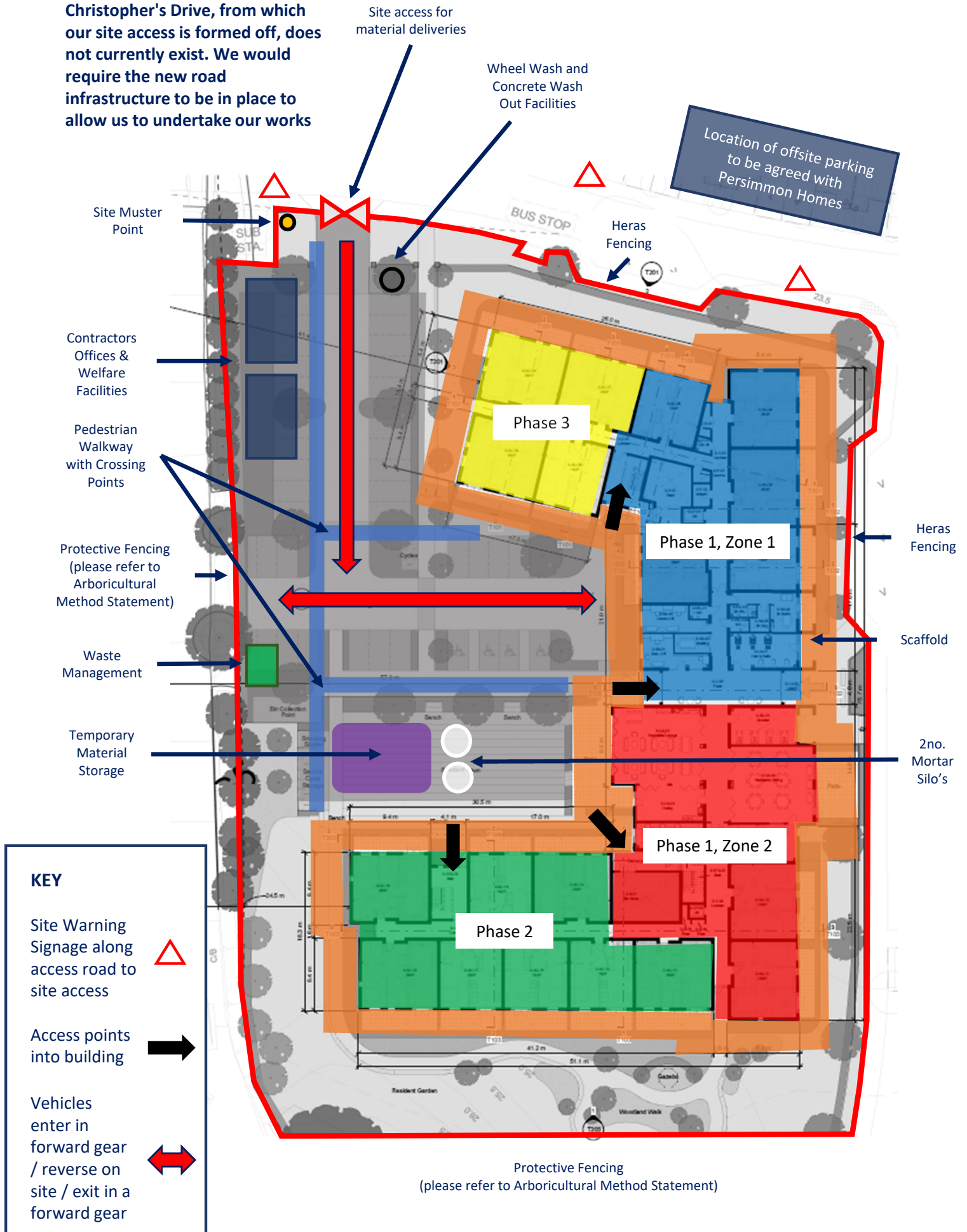
### **3.3 Appendix C**

## **Site Logistics Plan and HGV Routing Plan**

# E000585 - Oundle, Northampton

## Site Logistics Plan

The new extended St. Christopher's Drive, from which our site access is formed off, does not currently exist. We would require the new road infrastructure to be in place to allow us to undertake our works





# E000585 - Oundle, Northampton

## Site Logistics Plan

### Sales & Show Flat Set-Up



The new road formations will need to be insitu, in order for us to carry out our works. In order to provide the Show Flat facility these roads will need to be live.

 Parking for Sales / Show Flats



 Access to Show Flats / Facilities

 Sales / Show Flats



Oundle Construction Traffic Route



-  Traffic route
-  Site boundary
-  A605

## **3.4 Appendix D**

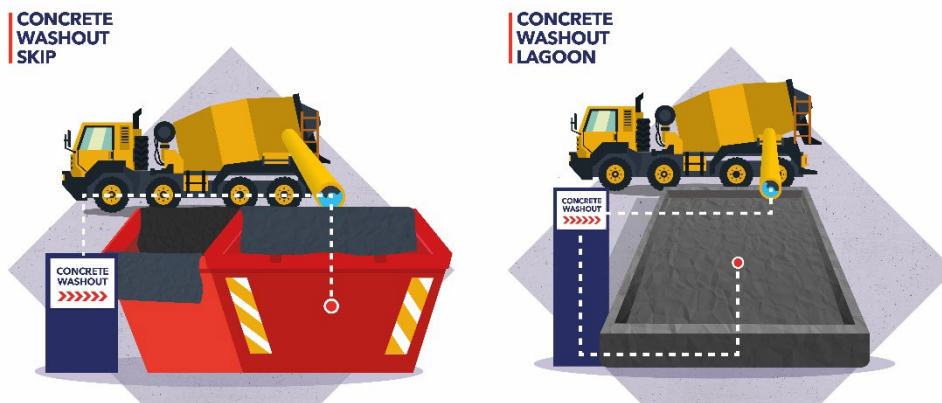
### **DOC22 Concrete Wash Out Procedure**

## CONCRETE & MORTAR WASH OUT PROCEDURE

### CONCRETE WASHOUT

All concrete mixer trucks & bricklayers must follow the correct procedure for cleaning their funnel / chute before leaving site.

This washout zone must be located away from any trees, vegetation and watercourses on site.



### MORTAR DISPOSAL

Dry mortar is inert and non-hazardous to the environment, therefore it can be tipped into a controlled area, directly onto the ground. Wet mortar must be left to set.

Waste bricks & blocks can go into the same location.

This washout zone must be located away from any trees, vegetation and watercourses on site.



## CONCRETE & MORTAR WASH OUT PROCEDURE

### Introduction

All concrete mixer trucks & bricklayers must follow the correct procedure for cleaning their funnel / chute before leaving site to comply with the Environment Agency's Regulatory Position Statement ([RPS\\_107](#)).

The following options should be read in conjunction with the RPS\_107.

- Discharge to foul sewer
  - This can be done with written consent from the sewerage provider where reuse is not possible
- Discharge to ground
  - Untreated small (<10 deliveries / week) wash water discharges or partially-treated medium (<50 deliveries / week) wash water discharges can be made to ground. Refer to [RPS\\_107](#) for further information
- Discharge to surface water
  - Can only be done with fully treated waste water and must abide by several rules (again refer to [RPS\\_107](#) for information)

**NOTE: SHOULD YOU WISH TO UNDERTAKE ANY OF THE ABOVE METHODS, THE ENVIRONMENT AGENCY REQUIRE YOU TO COMPILE AN APPROPRIATE ASSESSMENT OF THE SURROUNDING AREA AND RECEPTORS. SEE APPENDIX 2 IN RPS\_107 FOR GUIDANCE ON THE FORMAT OF YOUR ASSESSMENT.**

If you cannot dispose of waste water via the above methods, there are a number of options available for site teams.

Typically, all concrete mixers and mortar tubs should be washed out by the following procedures. These are (in order of preference):

- Wash out skip <sup>N1</sup>
- Use a mortar tub / bucket for wash out <sup>N2</sup>
- Create a 'soakaway' – a plastic lined reduced level dig <sup>N3</sup>
- Create an 'evaporation lagoon' – a plastic lined reduced level dig <sup>N4</sup>
- Concrete supplier take-back <sup>N5</sup>

**NOTE: ONLY CONCRETE AND MORTAR THAT IS FULLY DRY CAN BE TIPPED DIRECTLY ONTO THE GROUND INTO A CONTROLLED AREA**

### Wash out skip <sup>N1</sup>

The wash out skip must be fully lined in an impermeable plastic sheet. The water levels must be kept at a reasonable level. Excess water can be left to evaporate, be extracted via water pump or pumped into a tanker and removed from site for treatment and disposal.

### Mortar tub <sup>N2</sup>

Excellent for sites with limited space, a mortar tub can be filled with concrete slurry and washout water. Water can be left to evaporate or pumped out using a water pump for treatment and disposal.

## CONCRETE & MORTAR WASH OUT PROCEDURE

### **Soakaway** <sup>N3</sup>

A permeable geo-textile (such as Terram) within a reduced level dig must be in place to separate washout water from concrete residue. The leftover waste could be broken up and disposed of correctly with other inert wastes.

Ensure the Soakaway is placed in a location which meets the Washout Area Location guidance below.

### **Evaporation Lagoon** <sup>N4</sup>

An Evaporation Lagoon comprises of a reduced level dig with an impermeable membrane / plastic sheet in place. You must ensure the plastic sheet is kept in good condition as any concrete which goes past the lining could contaminate vegetation or local watercourses. Ensure the Evaporation Lagoon is placed in a location which meets the Washout Area Location guidance below.

### **Concrete supplier take-back** <sup>N5</sup>

The concrete supplier must ensure that a Concrete Sock or similar product is in place to ensure waste concrete, gravel etc does not go onto the highways.

### **Washout area location**

You must ensure the wash out zone is easily accessible for the duration of the contract.

The washout area should be situated as far away as practically possible, and within site constraints, from storm drain inlets, open drainage facilities, watercourses and trees (roots absorb water) but close enough to site to prevent spills, drips etc onto open ground. (Refer to [RPS 107](#) for more information).

**NOTE: IF ANY CONCRETE OR OTHER SUBSTANCE CANNOT BE CONTAINED THE ENVIRONMENT AGENCY MUST BE CONTACTED ON THE 24HR EMERGENCY LINE 0800 807060**

1. Report
  - For concrete spillages of more than 10 litres a complete a non-conformance report [Q02](#)
  - For any concrete spillage that enters the drainage system complete a non-conformance report [Q02](#)

## **3.6 Appendix E**

# **Dust Management Plan**

## **DUST MANAGEMENT PLAN (DMP)**

### **Introduction**

It is intended that the actions and procedures outlined below and forming the base actions of this DMP are adhered to and practiced across the whole site.

### **Communications**

- Site contacts will be available to address any real time issues or complaints and a monthly bulletin will be circulated to all residents within the vicinity of the site. The team will communicate and maintain a dialogue with the wider local population and the retail occupiers in the immediate area.
- Deeley Construction operates a complaint procedure entitled 'Nonconformance & Corrective Action Procedure'. A copy of this procedure is in appendix B.
- The name and contact details of the site manager, the person accountable for air quality and dust issues on the site boundary is displayed on the boundary fencing of the site.
- General enquiries can be made on 02476 718 718 or [construction@deeley.co.uk](mailto:construction@deeley.co.uk)
- Contact information for Deeley Group head office is similarly displayed. All senior management can be accessed on 02476 718 718 or at [info@deeley.co.uk](mailto:info@deeley.co.uk)

### **Site Management will...**

- ...record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken using form HS54 – Dust Monitoring.
- ...make the complaints log available to the local authority when asked.
- ...record any exception incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.
- ...carry out regular site inspections to monitor compliance with the Dust Management Plan, record inspection results, and make an inspection log available to the local authority when asked.
- ...ensure increased frequency of inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

### **Preparing and Maintaining the Site**

- The site has been planned so that machinery and dust causing activities are located away from receptors, as far as possible.
- Solid screens or barriers will be erected locally around abnormally dusty activities or the site boundary that are at least as high as any open un-wetted stockpiles on site.
- Site runoff of water or mud will be avoided.
- Site fencing, barriers and scaffolding will be maintained and kept clean using wet methods.
- Materials that have a potential to produce dust will be removed from site as soon as is practicable unless being re-used on site. If they are being re-used on site materials will be covered or wetted.

### **Operating Vehicle/Machinery and Sustainable Travel**

- Site staff will ensure that all vehicles switch off engines when stationary – no idling vehicles.
- The use of diesel or petrol powered generators will be avoided and mains electricity or battery powered equipment will be used where practicable.

### **Operations**

- Only cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust



## **DUST MANAGEMENT PLAN (DMP)**

ventilation systems, will be used.

- An adequate water supply will be provided on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.
- Enclosed chutes, conveyors and covered skips in priority dust mitigation areas .
- Drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment will be minimised and fine water sprays will be used on equipment wherever appropriate.
- Equipment will be maintained readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

### **Waste Management**

- There will be no bonfires and burning of waste materials.

### **Earthworks**

- Earthworks and exposed areas/soil stockpiles will be re-vegetated to stabilise surfaces as soon as is practicable.

### **Construction**

- Sand and other aggregates will be stored in bunded areas and not allowed to dry out, unless this is required for a particular process, in which case appropriate additional control measures will be taken.
- Bulk cement and other fine powder materials are delivered in enclosed tankers and stored in purpose designed silos with appropriate control systems to prevent escape of material and overfilling during delivery.

### **Trackout**

- Water-assisted dust sweeper(s) will be used on the access and local roads, to remove, as necessary, any material tracked out of the site.
- Dry sweeping of large areas will be avoided.
- Vehicles entering and leaving the site will be wetted or covered to prevent escape of materials during transport.
- On-site haul routes will be inspected regularly for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.
- Hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned, have been installed.
- A wheel washing system is used adjacent the exit to the site.

It is anticipated that by undertaking the procedures and activities outlined in this DMP any harm or nuisance to adjacent users, site staff and visitors to the site will be appropriately avoided.

## **3.7 Appendix F**

### **PR 15 Waste Procedure**

## WASTE PROCEDURE

### Introduction

This procedure ensures that all waste produced by the company is handled in an appropriate manner, and that the company meets its legal requirements.

### Procedure

#### Site waste

##### *Responsibilities*

The Site Manager is responsible for ensuring that all waste produced on site is appropriately handled and disposed of.

All staff are responsible for ensuring that the documented waste procedures are carried out and that the rules regarding storage of the various categories are observed.

##### *Site Waste Management Plan*

The Health & Safety Manager produces a site waste management plan (**P23**) for each project with a contract value of greater than £500K, identifying the waste streams.

The plan is updated with information from the site regarding levels of waste produced.

Additional plans may be prepared at the request of the client or where the construction is covered by BREEAM requirements.

All waste management plans consider the potential to re-use or recycle waste produced.

##### *Segregation*

Waste produced by the company is segregated by use of clearly identified containers.

All staff are responsible for ensuring that waste is placed in the appropriate containers.

Where the site does not allow for segregation agreements are made with the waste contractor to segregate off-site.

##### *Storage*

Waste should be stored in a manner that it will not cause contamination of the ground.

##### *Liquid Waste*

**Please note: For all types of liquid waste all other drum markings are erased or blocked out to eliminate risk of mis-identification.**

##### *Recycling*

Waste that is suitable for recycling is segregated from the general waste.

All staff are encouraged to recycle wherever possible.

## WASTE PROCEDURE

### *Disposal*

All waste is disposed of through licensed sub-contractors.

The site waste management plan (**P23**) is maintained showing the disposal routes for each type of waste.

### *Hazardous Waste*

Hazardous Waste Bins are not mandatory on each site.

Should hazardous waste be produced, it must be clearly marked and segregated in an enclosed container (at request from the Waste Carrier).

When hazardous waste is removed from site, the project must provide the waste carrier with a Hazardous Waste Producers code as provided by Head Office.

A Consignment Note must be taken from the Waste Carrier. Site teams must ensure the correct EWC and SIC codes are on both forms. Subcontractors are required to provide completed waste tickets with all signatures.

Subcontractors should be encouraged to take their own Hazardous Waste off site. Painters & Decorators are required to dispose of excess paint and spirits as indicated in their supplementary conditions (**SC18**).

Types of Hazardous Waste include: used spill kits, oil, aerosols, full and partially full paint tins or mastic tubes.

### **Office Waste**

Office staff are required to use the waste facilities provided.

Waste that is suitable for recycling is segregated from the general waste.

All staff are encouraged to recycle wherever possible.

### **Waste records**

All waste transfers must be covered by a suitable waste transfer note (or consignment note for hazardous waste). If such a note is not issued by the carrier a note must be produced by the person responsible for organising the collection.

Legally, all Waste Transfer Notes must include the following:

- EWC Code – type of waste
- SIC Code – operation to cause waste
- Signatures from both the project and waste carriers representatives

All waste transfer/consignment notes must include a statement that the company has considered the potential to:

## WASTE PROCEDURE

- Re-use the waste
- Recycle the waste
- Recover energy from the waste

### Contractor waste

Prior to commencing work all contractors should be requested to confirm their procedure for handling waste generated from work at the site.

Contractors should either:

- Use the site disposal facilities; subject to legal restrictions (see **PR07**)
- Remove waste from the site for disposal/treatment by a licensed operator

### Licences

The Health & Safety Manager is responsible for ensuring that the company holds any required licences from the appropriate authorities relative to its operations, (see **PR07**)

The company will normally maintain a copy of appropriate licences for all waste carriers and disposal subcontractors.

The validity of licences is checked using the [public registers](#).

Any proposed use of an alternative contractor must be referred to the Health & Safety Manager, and no commitment may be made unless appropriate licences are available.

### Monitoring

The compliance of waste contractors with legal requirements is monitored through ongoing checking of the details on the Site Waste Management Plans and through the internal audit programme (**PR05**).

The levels of waste are reviewed at the Management Review meeting (see **PROC10**).

Appropriate targets are set for the reduction in the amount of waste produced and increase in levels of recycling.

## **3.8 Appendix G**

### **Public Notice**

# St Christopher's Drive Oundle Spring 2024 Update



*An aerial view of work progressing on the new development*

## **Public notice introduction**

This notice board is used to keep you up-to-date with the latest news about this new care home in Oundle.

Works involve the design, erection, and completion of a new build 66 bed specialist care home for Housing 21.

We aim to provide updates on a seasonal basis, however any queries can be sent to us at any time, using the email address below.

## **Construction progress**

This week the steel frame has gone up and the underground drainage has gone in. The Substructure blockwork is underway and the team on site are due to start block and beam and floors at the end of the month.

## **Environmental targets**

For this project we are targeting:

- 100% of waste to be recycled or reused
- 70% of local subcontractors to be from within 30 miles of the project

## **Community work**

As a registered considerate constructor, we want to support the local communities we work in. We would welcome your suggestions

**Feedback:** if you have any questions or feedback about this site, please email [construction@deeley.co.uk](mailto:construction@deeley.co.uk)