

Construction Management Plan

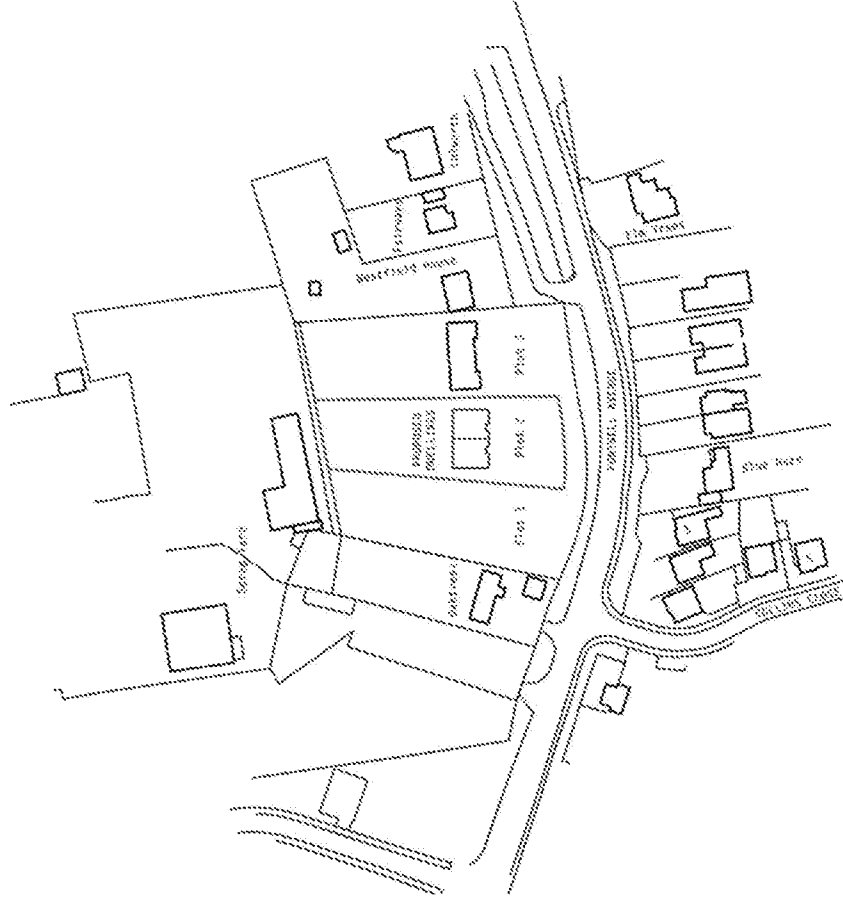
For the proposed construction of a pair of semi-detached dwellings.

Development plot 2
Land West of Fontwell Avenue
Eastergate
West Sussex
PO20 3RU

Prepared for

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Location plan

Scale 1:1250
From Ordnance Survey
OS 112265 SR 1860459

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Scope of work

The work involves the construction of a pair of semi-detached dwellings in accordance with the Planning Approval reference AL/117/18/PL. The project is expected to commence during the start of February and the contract duration is not expected to exceed 100 weeks.

Planning conditions pertaining to the Construction Management Plan

Condition No. 3 of the Planning Approval requires a Construction Management Plan to be forwarded to the Council for consultation with the County Highways Department. Particular emphasis is to be made in respect of the following:-

- The anticipated number, frequency, types and of vehicles used during construction
- the parking of vehicles by site operatives and visitors
- the loading and unloading of plant, materials and waste
- the storage of plant and materials used in construction of the development
- the erection and maintenance of security hoarding
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders).

1. Reasons quoted for the above – *In the interest of highway safety and the amenities of the area in accordance with policies D DM1 and T SP1 of the Arun Local Plan and paragraphs 108-110 of the NPPF. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by the contractor.*
2. The frontage of the site (within the curtilage) will be covered with broken hardcore as a hard standing for plant, materials and parking. The hardstanding area will be sufficient for all vehicles to enter the site, turn around and to leave the site in a forward gear.

3. During the initial two weeks of the project, grab lorries will be required to remove excess spoil created from the reducing of levels and the excavation of foundations and drainage trenches. It is anticipated that no more than three lorries per day maximum will be required over a very short period after initial commencement. Ready mixed concrete lorries and concrete pumps will be provided with a wash out area with silt containment to prevent any slurry from spilling onto the highway or leaching onto adjoining property. Heavy building materials will be delivered by lorries with Hiab crane facility. The average frequency of deliveries throughout the project duration is expected to be less than one weekly. Plant and waste will be dealt with in exactly the same manner.
4. Site personnel and visitors will be provided with a hardstanding parking area on site and clear of the vehicular delivery area, this will prevent any delivery vehicle from waiting on the public highway. 3-4 site operatives working on site on any single day.
5. Materials to be stored and plant will be kept to a minimum and only sufficient materials to be stored for the construction of a particular element as required by the construction programme. Waste materials shall be kept in skips and they will be sorted to be as environmentally friendly as possible. A waste transfer station may be used to sort the waste or excess materials.
6. The site is to be made secure with Heras fencing and the access gates shall be solid boarded gates with security chain and substantial padlocks. The security will be constantly monitored, managed and maintained in the interest of public safety and to comply with the conditions of the site insurance policy. The site management shall be sufficiently experienced to assess the risk and the use of corrective measures of preventing highway contamination.
7. Wheel washing facility will be provided in the form of a power washer made available for all vehicles that enter and leave the site. In dry weather the water washer can be used to provide dust suppression .
8. As a small scale project, a construction traffic management plan is not considered to be necessary.

Health, Safety and Welfare on site

9. The site will be provided with a site office and combined welfare area for site operatives. It will include an area for site operatives to eat and to make a hot drink and to dry clothing. A clean toilet facility will be provided.
10. The construction manager will conduct an induction meeting for all site operatives and visitors prior to any working or inspection on the site. The induction will include the wearing of personal protective equipment (PPE) on site, First Aid facilities, Health and Safety issues including working at height and hot working, requirements for noise attenuation, dust suppression and the importance of respect towards neighbours, pedestrians and colleagues on site. Any personnel found blatantly abusing the standards laid down will be escorted from site with immediate effect. Smoking on site will be at the discretion of the site management.
11. Working hours will be controlled by the site manager. No work to commence before 08:00 and completed by 18:00. Saturdays will be 08:00 to 12:30 unless exceptional circumstances prevail.
12. A visitors book will be present on site and checked at the close of each day to make certain all personnel are accounted for.
13. An accident book will be held in the office close to the first aid kit. A list of important telephone numbers e.g. doctors surgery, local hospital, police etc, will be listed and held on the notice board.
14. All excavations will be properly guarded to prevent personnel or plant from falling in. Any overhead cables will be properly marked with a warning bunting hung from a catenary wire.
15. Waste materials and excess spoil shall be taken to a licensed tip. Recycling and waste reduction shall be encouraged by the site management.

Health, Safety and Welfare on site contd/.

16. Plant operators shall be suitably qualified or licensed to operate the machines.
17. After scaffolding is erected, it shall be signed off as safe and fit for use by a competent person prior to use. Nobody except the scaffolding contractor shall alter or adjust or extend any part of the scaffolding system or working platform.
18. All scaffolding, temporary works and craneage shall be restricted to the site only and no overhang shall take place over the adjoining property or the public highway.

Fire and emergency procedures

19. A contact name and telephone number will be made available at the site entrance external of the security fencing in case of out of hours emergencies relative to the site.
20. The site manager shall be responsible for preparing a fire safety plan based on risk assessment which will be updated as the project progresses and the circumstances and risk change. The plan shall include the following:-
 - Fire brigade access
 - Portable fire fighting equipment
 - Evacuation alarm
 - Protection against an act of arson
 - Muster point at a place of safety
 - Control of hot working

Fire and emergency procedures contd/.

21. All emergency procedures will be explained to site workers and visitors as part of the preliminary induction. They will be required to sign a register confirming they have been inducted and have read the site safety procedures and understood them.

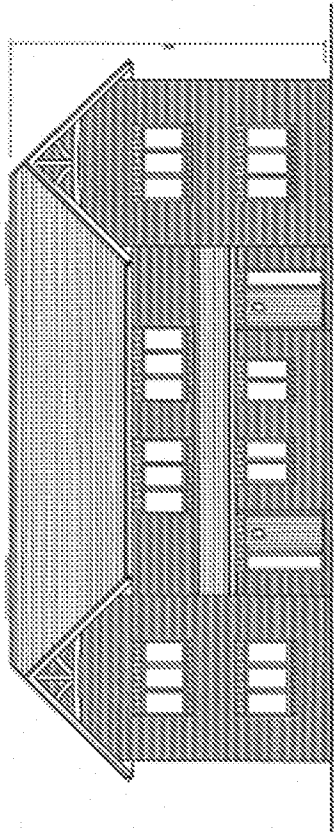
Site housekeeping

22. The site office, welfare area and toilet facility shall be kept hygienically clean and tidy. Hand wash and hand sanitising shall be provided for use by anybody working or visiting the site. Actions shall be taken to prevent the spread of Covid 19 e.g. social distancing. Current Government pandemic guidelines shall be maintained at all times.
23. The site shall be kept tidy and any lightweight materials shall be anchored down and secured to prevent high winds from blowing materials onto adjoining property or the highway.

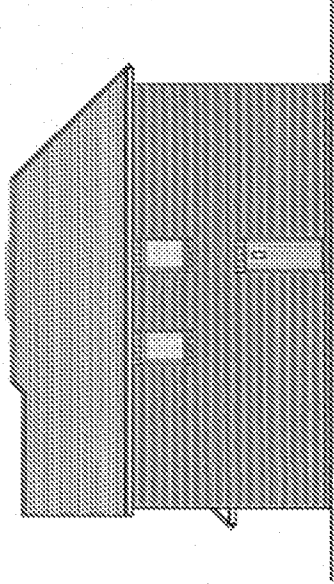
Noise and vibration mitigation

24. Reasonable steps shall be taken to keep noise disruption to a minimum by the following:-
- Site plant shall be effectively silenced only with the Manufacturers silencing equipment.
 - Plant operators shall wear appropriate ear defenders.
 - Vibrating plant and compactors may be used for driveways, pathways and compacting ground bearing slabs, the plant will be used sensibly during reasonable hours. Vibrating plant control arms shall be suitably cushioned to protect the operator from suffering with vibration white finger (VWF) or hand/arm vibration syndrome (HAVS)
 - Radios and other personal audio equipment shall not be audible externally on the site.

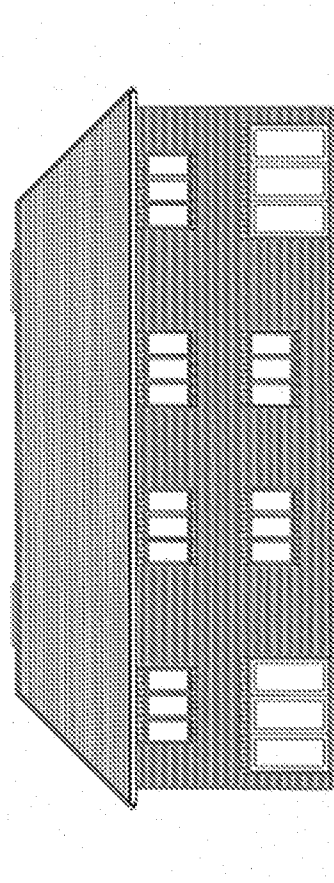
Elevations



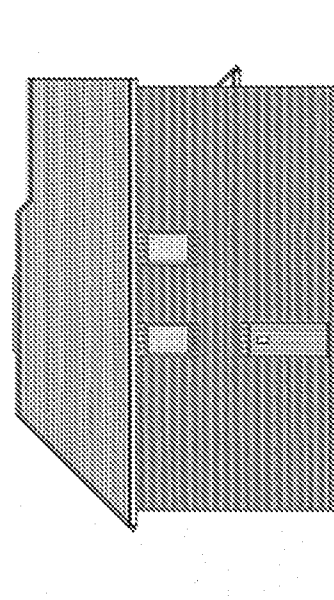
EAST FACING ELEVATION



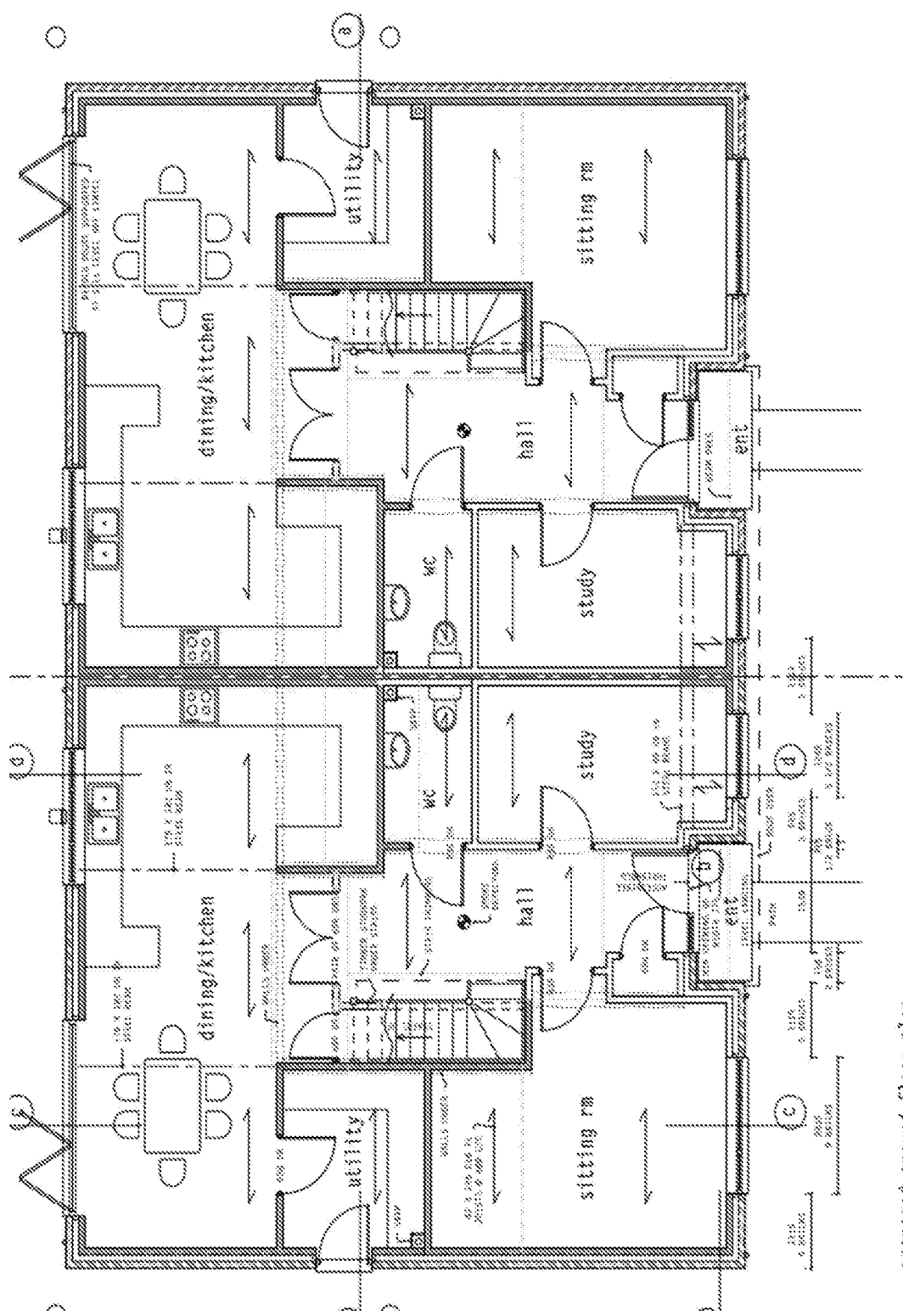
NORTH FACING ELEVATION



WEST FACING ELEVATION



SOUTH FACING ELEVATION



proposed ground floor plan

SCALE: 1/8" = 1'-0"

