

Construction Management Plan

90 Rose Green Road
Bognor Regis
West Sussex

September 2017



Introduction,

The site at 90 Rose Green Road is a development for five residential houses. The site itself is set back from the main road and has a single access drive which will need careful monitoring to ensure that the adjacent properties and public have minimal disruption.

Management of this monitoring will be delivered through a contractor Project Manager and also an onsite site manager who will have weekly meetings to carry out the following,

- Review and approve the Contractors CMP together with any specialist's procedures and identify the need for any improvements
- Identify the competence of all contractors to be employed for the works
- Review construction method statements with regards to environmental aspects and advise of suggested improvements prior to works commencing
- Provide main contact between contractor and clients project team on environmental and construction issues.

Operations,

Site work will be checked against the CMP requirements. Any mitigation measures that have been agreed with the authorities or part of planning conditions, will be put into place prior to the undertaking of the works and all relevant staff will be briefed accordingly.

Daily inspections of the site to be carried out by the site foreman to minimise the risk of environmental damage and to ensure compliance with the CMP. Any defects or issues to be reported to the Project Manager who will in turn create report detailing issue and corrective action.

Working Hours,

Working hours will be restricted to 8.00am – 5.30pm Monday-Friday with occasional working on Saturday.

Traffic,

In order to mitigate the impact of construction traffic during the peak hours, a traffic plan will be implemented by the Project Manager and Site Manger. The provisions of the plan will include,

- Co-ordination of car parking for construction personal
- Restriction of unnecessary vehicle movements during the day
- Co-ordination of deliveries to arrive out of peak traffic hours where possible.
- If it is necessary for large vehicles to reverse out of the site during the construction process, this will be conducted with the use of a competent banksman.

Air,

The Project Manager will ensure that measures are in place to minimise dust caused by dry weather or site activity, such as site sprinklers.

Noise and Vibration,

Special care needs to be taken to ensure that vibration caused by vehicles traveling passed adjacent buildings is kept to a minimum. In addition, the following measures will be implemented where applicable,

- Any compressors brought on to site should be silenced or sound reduced models

- All pneumatic tools should be fitted with silencers or mufflers
- Delivery vehicles will be prohibited from waiting to unload with their engines running
- All plant will be properly maintained and operated according to the manufacturers recommendations so to avoid causing excessive noise.
- All neighbours will be made aware of any potential noise issues and an attempt will be made to fit in around others.

Lighting,

During the summer months, no lighting will be needed externally. During the winter months, a floodlight will be erected on the site office to allow work to continue safely in poor light conditions and for security. Care will be taken that no light will shine directly into a neighbouring property and that motion timers are set to brief times and sensors are clear of potential triggers so as not to cause issue out of working hours.

Site setup,

The site has got a hardstanding that will incorporate staff parking and also visitors, as shown on the marked drawing. This compound will also house the waste management area where rubbish will be sorted into relevant skips ready for disposal.

Material storage will be fenced behind a compound when needed although smaller items will be under lock and key in a storage container.

Site boundary,

The site is walled to the south and east boundaries, close board fenced to the west boundary and open to the north. The north boundary will be fenced in by Heras fencing securing the whole site. All site boundaries will be checked daily to check for any defects.

Wheel Wash,

If needed a wheel wash will be used at the site entrance but a stone hardstanding has been created to alleviate the spread of mud to other areas.