

***Construction Management Plan
Chandlers BMW / MINI
Mill Lane
Worthing***

Prepared by

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INTRODUCTION

This document is the Construction Management Plan has been prepared by Taylor Design Architects as a pre commencement construction management plan. This plan follows the implementation for the construction management plan to be supplied to the contractor prior to appointment, to support the development of the Chandlers BMW / MINI showrooms and workshop development

LOCATION & DESCRIPTION OF CONSTRUCTION WORK TO BE CARRIED OUT

The site comprises the retail development and car showroom development that lies to the south side of the A259 and to the West of Mill Lane. The site is located to the North of the railway line. The construction management plan for the access road has been issued separately. It is intended the construction will be phased so that the access road is the first part of the development to be built by Store Properties contractor, therefore the development of the Chandlers development will not require a temporary construction access.

ANTICIPATED NUMBER, FREQUENCY AND TYPES VEHICLES USED DURING CONSTRUCTION

Site Mobilisation and demobilisation: HGV HIAB 8 movements total
Site staff Commercial Vehicle less than 3.5T GVW 225 movements per week
Large plant deliveries and collections: Low loader 10 movements per week
Fuel Deliveries: HGV 2 movements per week
Small site deliveries: 7.5T Tipper 20 movements per week
Muckaway: HGV 10 movements per week (phased to initial 15 weeks of construction period)
Concrete, Aggregate and Tarmacadam: HGV 15 movements per week
Building Materials: HGV 10 Movements per week

THE METHOD OF ACCESS AND ROUTING OF VEHICLES DURING CONSTRUCTION

Access and egress will be via the newly constructed accessed road from the A259. Vehicles will then access the Chandlers site.

PARKING OF SITE OPERATIVES AND VISITORS DURING CONSTRUCTION

Site parking will be planned to ensure minimal impact on the area. The contractor will provide an area within the site compound for all Management, Operative and visitor parking. An Operatives' car share scheme will be suggested to the contractor to help reduce vehicle movements.

LOADING AND UNLOADING OF PLANT AND MATERIAL AND WASTE

Plant

All plant will access the site from the newly constructed access road. All plant will be loaded and unloaded within the Chandlers site boundary

Material

Within the site boundary the contractor will have a dedicated storage area zoned off to allow for the delivery of all materials to site. All materials will be unloaded within the Chandlers site boundary.

Waste

The contractor will adopt waste management policies. The site waste management plan will be followed and managed by the site team. The contractor will endeavour to re use the majority of the waste generated during the project and eliminate as much waste material being sent to landfill as possible. Dedicated waste areas will be set up on site to segregate waste utilising identified skips, allowing much of the waste to be re-cycled / diverted from landfill by registered waste carriers with a contract requirement that we are provided with regular reports on the waste removed from site and the amount taken to landfill. Other onsite initiatives always considered include the deployment of balers and compactors to process site waste for reuse or crush to maximise skip usage. Suppliers are also encouraged to remove packaging from site as part of the delivery cycle. Signage will be installed with clear instructions on what materials can and can not be recycled.

All waste storage will be within the Chandlers site boundary.

STORAGE OF PLANT AND MATERIALS USED IN THE CONSTRUCTION OF THE DEVELOPMENT

Plant

All plant will be stored externally during all stages of the build. Appropriate plant security devices will be installed to prevent theft/vandalism

Materials

During the initial stages of construction, a dedicated external area will be zoned for the storage of all materials, as the project progresses high value materials will be stored within the building fabric to prevent theft/vandalism

THE ERECTION AND MAINTENANCE OF SECURITY HOARDING

Along the Chandlers site boundary the contractor will allow for a temporary hoarding to be erected with gated access from the newly constructed access road. The contractor will be responsible for ensuring this hoarding is maintained at all times. Site access will be controlled by attendants at all points of entry and we will control access to the construction site by means of Donseed entry system. All appropriate directional and warning signage will be provided. All emergency exit routes and assembly points will be maintained throughout. A physical presence will be provided out with working times in the form of security guards to deter any intruders or vandalism. All temporary roads and walkways will be adequately barriered off and supplemental lighting installed as required. Temporary signage will be installed designating proper access routes. All temporary access routes will be covered in site induction, site personnel will be notified prior to changes in access routes.

PROVISION OF WHEEL WASHING FACILITIES

The contractor will provide at site egress points a facility for washing of vehicles wheels and ensure onsite and off site vehicle routes are kept clean by means of vehicular road brushing

when required. All vehicles leaving the site will first have to pass a cleanliness check with the banksman. The adjacent roads to the site will be mechanically swept when required to ensure public highways kept in clean and tidy condition.

MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT DURING DEMOLITION

Not applicable, the site is has no existing structures on it.

MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT DURING CONSTRUCTION

Dust Suppression

All cutting operations will be undertaken with pressurised water dust mitigation systems. A bowser with a sprinkler will be maintained on site for general dust suppression during extended periods of dry weather. Responsibility for maintenance of the hoarding will be the Site Safety Supervisor.

Lighting

Adequate temporary lighting will be installed throughout the site to allow for safe working during the construction site opening times as detailed in the planning conditions. The installed lighting will be positioned to ensure there is no light spill onto adjoining highways and residential properties.

Security

The site boundary will be secured by hoarding and Heras and security maintained on the gate during working hours by the appointed contractor. Out of working hours security will be by an offsite contractor.

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PUBLIC ENGAGEMENT

The land to the immediate south is owned by Network rail, liaison with Steve Cox of Network rail has been established by Paul Rowland of Store Property. Land to the South of the railway line is owned by Store Property, The Land to the East is owned by Store Property. The Northern and Western boundaries are WSCC Highways Property. Contact details for the project will be displayed in prominent positions at the Northern entrance to the site and on Mill lane. The contractor will also be registered with the considerate contractors scheme to ensure liaison with the public is maintained.