CONSTRUCTION MANAGEMENT PLAN

Crete Nursery

Dappers Lane, Angmering,

West Sussex, BN16 4EN

Reserved Matters Application
in respect of
Permission: A/178/17/OUT

Condition No 5

COUNTYOAK
HOMES LTD

Description of Work	The demolition of existing out buildings and redevelopment of the site including the construction of six detached houses, access road, parking and associated landscaping .

This report is prepared to respond to planning condition No 5

> No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
>
> 1 the anticipated number, frequency and types of vehicles used during construction,
> 2 the method of access and routing of vehicles during construction,
> 3 the parking of vehicles by site operatives and visitors,
> 4 the loading and unloading of plant, materials and waste,
> 5 the storage of plant and materials used in construction of the development,
> 6 the erection and maintenance of security hoarding,
> 7 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 Regulation Orders),
> 8 details of public engagement both prior to and during construction works.

This document has been prepared to outline the framework within which all on site works will be undertaken. It is specifically designed to provide protection and minimise any disruption to adjoining and surrounding neighbours.

The existing occupants of the retained house and their visitors will have unlimited access along the development access road from Dappers lane to the compound gate. Any site activities on the access road area that could affect the occupants or visitor's safe access and egress will be stopped until the area is clear. Continuous dialogue lines will be kept open with the occupants of the retained property at all times, ensuring planned works will be discussed and appropriate arrangements made.

Supervision of Project

At all times an experienced and competent Project Manager will be employed and be permanently based on site, responsible for the day to day management of all construction related works. All necessary Health and Safety measures will be taken to provide the necessary protection of the public, adjacent buildings and neighbours, together with all on site operatives and visitors to the site.

At all times, the on-site staff will be adequately supported by the sub contractor's head office and management team.

The Project Manager responsible for the works and based on site will be Stephen Butchart who can be contacted on 07764 786756

The person responsible will also act as the Residents Liaison Officer to provide proactive communication and progress reports on the works. All relevant local residents will be notified of the Residents Liaison Officer role, together with his contact details.

There will be direct communication with the neighbours on a regular basis. In the event that unusual activities are to be carried out, including out of hours working or delivery of specialist equipment, all relevant neighbours shall be contacted. In addition, regular meetings and updates will take place with the emergency services to ensure the continuous agreement of on-site strategies.

In the event of a complaint from a neighbour in relation to any activity, it will be recorded and appropriate action taken. The Site Manager shall be notified of all complaints as soon as they are received, logging the detail of the complaint and the action taken.

Site Protection and Hoarding

6 - the erection and maintenance of security hoarding,

Protection of the general public and adjoining properties and neighbours shall be provided at all times with the provision of suitable hoarding/temp fencing separating any active part of the construction site from all other areas.

Hoarding/Temp fencing will be provided to a suitable height to site boundaries, ensuring it adequately protects the public and does not allow anybody to climb and allow unauthorised access to the site. Where hoarding is erected, it will be adequately decorated to make it clear that the hoarding forms a site boundary; it will be lit as necessary and always maintained in a robust form for the duration of the construction works. Any lighting to be used around the site will be positioned to minimise nuisance to neighbouring properties and passing traffic.

Construction gates will also be provided to allow the controlled access and egress of construction staff and vehicles.

Site Access and Egress

1 - the anticipated number, frequency and types of vehicles used during construction,

The following schedule estimates the type and frequency of vehicle movements to the site

Vehicle Type	Min/Day	Max/day
Cars	6	10
Vans	4	6

8 Wheel Tipper Trucks – Only during Groundwork Phase	1	6
None-Articulated Lorry's	2	6
Mobile Cranes – Total of 6 to10 visits expected	1	1
Low Loaders – Delivery of groundwork Machines only	1	2

The access and egress of the site by both vehicles and personnel will be controlled and monitored at all times. Records of both will be kept demonstrating arrival, departure and nature of visit. These records will include the loading and unloading of plant, materials and waste.

Sufficient space will be maintained within the site, to allow most vehicles to turn and drive out of the site. As construction works progress, it may be necessary for these arrangements to be amended.

Craneage

As part of the main construction works, where it is envisaged that it will be necessary to use mobile cranes .They will be set up within the site boundary .There will be no lifting from or over Dappers Lane

Mobile Cranes will be used to lift into place any large structural support beams, the roof trusses and the sewage treatment plant. We would anticipate a maximum of ten visits.
The crane type will most likely be 25ton all terran, with all wheel steering.

The mobile Cranes will arrive by 8.00am and will depart site before 5.00pm; earlier if works complete, along the blue route as noted on local map (Plan 1) so as to avoid any unnecessary congestion to public highway during the busiest parts of the day. Lorries/trailers to be positioned within the site boundary

Once the Lorries have been offloaded, they will be able to leave the site along Dappers lane, southwards towards Water lane; see blue route marked shown on Plan 1.

Site Signage

At the commencement of any works on site, signage will be provided at the main entrance to provide neighbours, the general public and construction workers the following information:

- Site Health and Safety Signage
- Site Access details and reporting requirements
- Countyoak Homes Ltd contact details
- Selling Agents details
- Site contact details
- Emergency contact details

Signage will be maintained and kept clean at all times and updated as and when necessary.

Construction Traffic Routing

2 - the method of access and routing of vehicles during construction,

Countyoak Homes will ensure that all on site staff, sub-contractors and material suppliers are made aware of the attached Construction Traffic Routes (Plan 1) and the importance of the compliance thereof. These details will be included as a contract requirement within any contract or supplier order.

Construction vehicles will use 'A' roads and other major roads in the borough to reach and leave this site and, make every effort to avoid residential streets in accordance with the routes set out within Plan 1.

Clear direction off site construction signage will be provided by the developer demonstrating the agreed and preferred traffic routes.

Deliveries

4 - the loading and unloading of plant, materials and waste,

Deliveries of plant and materials will be driven into the site by means of suitably sized ridged transport. Once unloaded the vehicles will leave the site along the blue route noted on local map plan 1.
Removal of plant will be by means of suitably sized ridged vehicles driven into the site and when loaded will leave the site following the blue route noted on the local map plan 1.
Waste will be managed using skips for specific waste types to allow for future recycling and moved by purpose designed vehicles to and from site
The vehicles used will generally have their own cranes to load and offload. When this is not the case suitable machinery will be on site to assist.

Site working hours 8.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturday no working on Sunday or Bank holidays where noise is audible at the site boundary.

All site/construction deliveries will be made in a controlled and managed manner, ensuring that disruption to adjoining neighbours and adjacent roads are kept to an absolute minimum.

Deliveries will generally be made at times that will reduce the amount of delivery traffic accessing the site at peak/ rush hours. Where possible, deliveries will be staggered through the day minimising the impact of congestion on local roads.

To ensure that delivery traffic does not queue/wait on surrounding roads, provision will be made on site for a reasonable amount of controlled waiting/parking.

7 - 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 Regulation Orders),

In addition to the above, on site wheel washing facilities shall be maintained at all times ensuring that all vehicles leave the site clean and avoid spoil or debris being deposited on surrounding roads and footpaths. This will be carried out by means of jet wash with high pressure lance. Waste water and mud to be retained on site and disposed of along with other waste in skips at regular times throughout the construction period

Every effort will be made by Countyoak Homes Ltd to ensure the construction works are phased/programmed to ensure that hard standings are created as early as possible and thus minimise the possibilities becoming muddy whilst on site.

Notwithstanding the above, provision will be made to carry out daily road and footpath cleaning immediately adjacent to the site, as necessary. It will be the contractor's responsibility to undertake regular inspections of the surrounding roads and footpath to ensure compliance.

The Developer, sub-contractors and delivery companies will utilise rigid back lorries. The unnecessary use of vehicle horns will be prohibited at all times.

On Site Parking

3 - the parking of vehicles by site operatives and visitors

In addition to the construction/delivery vehicle parking shown on the Plan 2, a sufficient amount of onsite parking will be made available for Site Management, sub-contractors and Visitors. This area will be clearly highlighted on site, with a system of authority for use, being implemented.

Construction Programme

It will be the responsibility of Countyoak Homes LTD to produce and maintain a detailed construction programme. This programme will always be on display within the site office and will form the basis of reporting construction progress .

Construction Enabling Works	2 Weeks	Start October 19	
Building Demolition Phase	2 Weeks	Start October 19	
Groundwork Phase	12 Weeks	Start Mid-October 19	
Super-structure	40 weeks	Start Mid- December 19	
Internal fit out	25 weeks	Start March20	
External works	15 weeks	Start June 20	Completion November 20

The above outline programme is subject to change following any influence of external factors.

Organisation and Personnel

The developer will ensure that every person working or visiting the site is made aware of their responsibilities.

The developer will be responsible for ensuring that no unacceptable expediencies impact air, noise, waste and water arising from activities on the site, this includes ensuring that:

- Statutory requirements are met
- Relevant procedures are followed
- Subcontractors are aware of and comply with the requirements of the CMP
- Resources are available to meet the environmental management requirements
- Corrective actions are implemented without delay
- Records and other relevant documentation are maintained
- Regular personal contact is kept with adjacent occupiers and the local authority
- Complaints and queries are properly addressed

In addition, all site staff are responsible for ensuring that legislation requirements, the CMP and good environmental practice are met within their job function. All site workers will be properly trained to both fulfil their individual roles on site and to understand the wider issues associated with the construction site. All site personnel and visitors will follow the site induction procedures when entering the site.

Environmental Management

The developer will ensure that suitable control measures are put in place from the outset of the project, to minimise the impact on local and wider environments. It should be recognised that the CMP will develop through the course of the project; depending on operations and external considerations.

Noise/Vibration/Air/Dust Control Measures

The following mitigation measures will be implemented at all times to minimise noise, dust and vibration generated from site activities, causing disruption to neighbouring occupiers.

- Provide suitable hard standings for vehicles as designated areas
- Loading of materials into lorry's in designated areas only
- Switching off engines of site and delivery vehicles when not in use
- Deliveries to be spread throughout the day avoiding peak hours
- All on site compressors and other large potentially noisy plant to be fitted with appropriate silencing measures
- Care taken when erecting or striking scaffold to avoid impact noise
- 2.4m high hoarding to site boundaries

- Sheeted scaffolding to sensitive boundaries
- Use of pulverising demolition techniques over percussion
- Maintenance of all plant
- Water spraying at dust generating work faces
- Dampening and covering of exposed stockpiles
- Material storage locations which are mindful of prevailing winds
- Wheel cleaning facilities to be incorporated, maintained and used
- Appropriate sheeting of lorry's leaving the site
- No unauthorised burning on site
- Any other measures designed to minimise impact on adjoining properties

Hazardous Materials Removal

- **Asbestos Removal**

  The contractor will ensure that prior to any demolition works commencing a full demolition and refurbishment survey has been carried out. This survey will include the identification of any existing asbestos, the classification of the asbestos and clear guidelines of the removal thereof.

  These guidelines will be followed by a specialist asbestos removal company, ensuring that all Health & Safety measures are adhered to at all times.

  During the demolition if any other material is identified that is thought to contain asbestos or be in any way hazardous to health, works will stop immediately, the area cordoned off and the material tested. No further work will take place in the area until the results are received and the appropriate actions put in place.

- **Hazardous Materials**

  Handling and removing materials hazardous to the environment must be carried out by a specialist contractor with specialist trained employees. Removing any hazardous material will be undertaken in the approved manner and under controlled conditions. It is not anticipated that any significant hazardous materials will be encountered on this project, If however a hazardous substance is encountered , the following general procedures will be followed if necessary:

  - Immediately cordon off the suspected area of hazardous material
  - Assess the material prior to any removal or disposal
  - Carryout appropriate risk assessments before any removal
  - Risk assessments to be completed to meet the needs of the Environmental Act, CDM and COSHH
  - Disposal of material to a suitably licensed disposal facility
  - All personnel visiting the site and involved in ground clearance/deconstruction must use the appropriate personal protective equipment

Management of Material Re-use

The Developer will promote sustainable development and where possible will reuse or recycle as much material as possible from the deconstruction as possible.

The following materials in particular should be identified as being readily suitable for recycling.

- Concrete
- Metals
- Bricks

Where possible all materials within the existing buildings and those wasted materials within the construction phase should be assessed for recycling, reuse or reclamation.

All reclaimed materials will be segregated where practical and retained in clearly labelled containers and/or in properly signed areas.

Material Storage and Handling

5 - the storage of plant and materials used in construction of the development,

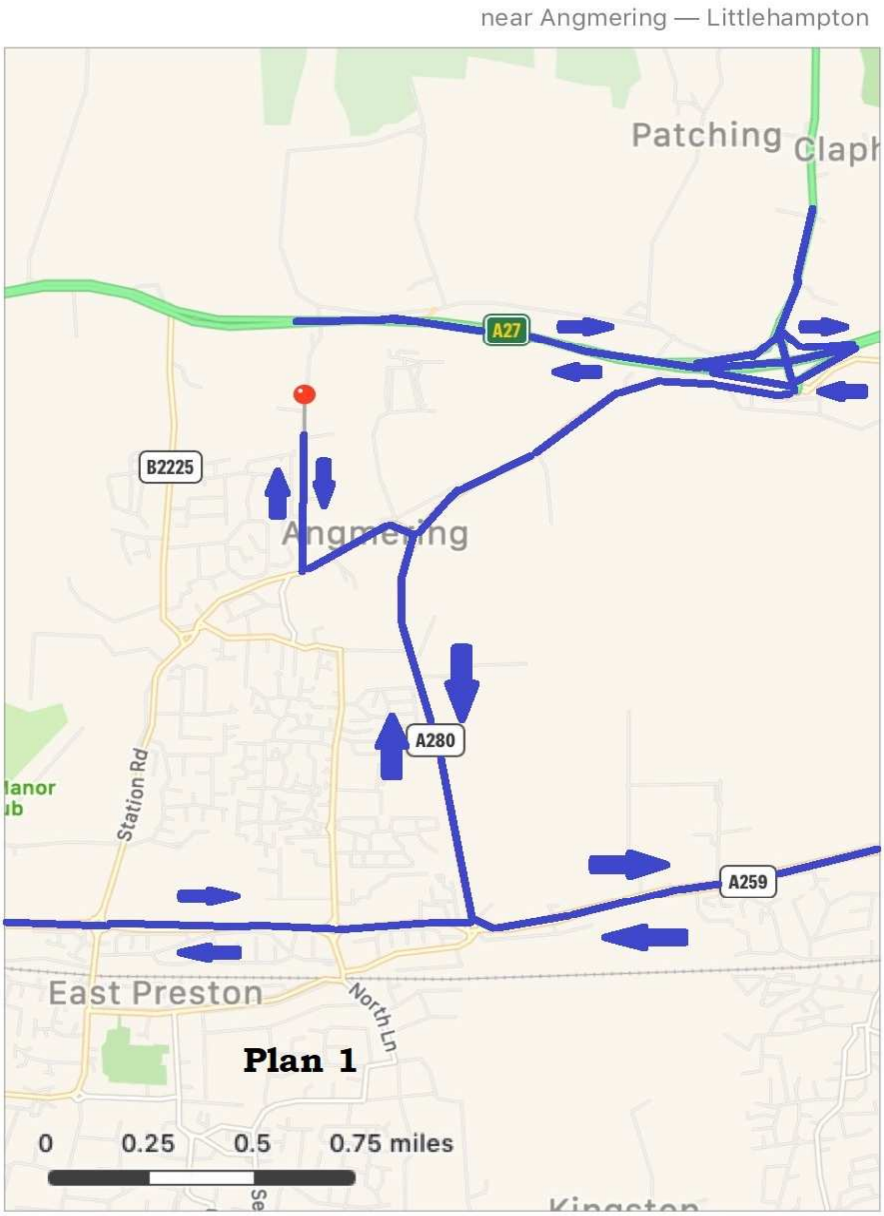
All raw materials will be purchased taking environmental considerations into account. For example – Timber will be purchased from FSC sources and source certification will be sought from suppliers. An audit trail for the purchase of these items will be established. Where a subcontractor purchases material the project management team will ensure that an audit trail has been established.

All raw materials will be appropriately stored on site to minimise damage by vehicles, weather or from theft. Secure storage shall be provided for items of high value, materials which are hazardous or which are easily damaged. Packaging will be retained on goods until the materials are required. Once removed, packaging items will be stored and returned to the supplier wherever possible.

Wherever possible, goods will be delivered on an 'as needed/just in time basis' to reduce stockpiling on site, damage from vehicles and other causes of wastage. Liquids will be stored in securely bunded compounds with an impervious base, which can hold at least 110% of the capacity of the receptacle. Labels will clearly indicate the contents of the containers and the full capacity.

Delivery of fuel and oil will be supervised at all times and checks will be made to ensure that the correct type and quantity of fuel is being delivered. All pipelines and fuelling points will be protected from vandalism and unauthorised interference and will be turned off and locked when not in use.

Plan 1 – Construction Traffic Routes



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Plan 2 – Site Set-up