



CONSTRUCTION MANAGEMENT PLAN

Manor Nursery Redevelopment site High Street Angmering

Planning Permission A/51/14/OUT and A/38/18/RES

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Project Overview

The site is located at the eastern end of High Street Angmering.



Planning approval has been granted for the redevelopment of the existing empty site with 32 houses. The site layout plan is shown in Appendix 1.

Existing Environment & Neighbours

Existing road network

Details of the existing roads are:

- High Street – narrow road running east / west from Roundstone Lane. This road is subject to Section 278 upgrade works as part of the Section 106 planning permission.
- Roundstone Lane – north / south road running from A259 Roundstone bypass up into Angmering Village

Our conclusions from analysing these roads are:

- It would be prudent to carry out the Section 278 works to High Street and forming the new site entrance prior to commencing the main construction process.
- Site traffic must be directed to access the site from A27, down the A280 Angmering bypass to the A259, then up Roundstone Lane and into High Street. Site traffic will be instructed not to come through Angmering village.
- Parking by site operatives in High Street should be prevented.
- Deliveries will be able to fully enter the site before being off-loaded.

Neighbours

The site has residential neighbours to the south and west. To the east is the A280 Angmering bypass and to the north is undeveloped land.

We intend, prior to and during construction, to keep our close neighbours and the general public up to date with current and future progress, informing them of any major, possibly noisy or disruptive operations that might affect them either directly or indirectly. We will do our best to work with them and to mitigate, as much as reasonably possible the effects of our operations on site. This will be implemented by the project & site manager and will take the following forms:

- Provision of a site information board on hoarding
- Letter drops at key stages
- Clear communication line direct to Site Manager of any concern
- Meet the team when main construction works commences

Site preparation Phase

The site preparation phase will involve the following works:

- Installation of the tree protection works as detailed in the Lizard Landscape drawing LLD1275 / ARB DWG 002 and approved under Planning Condition 5.
- demolition of the remaining structures and concrete floor slabs and clearance of the site.
- Installation of security fencing to the northern boundary to join up with the existing security fencing on the eastern boundary.
- Section 278 works to High Street

The site preparation works shall utilise a self-contained welfare unit providing welfare facilities for 2-4 operatives. This will be located close to the main entrance on existing hard standing area. The welfare unit contains its own water and shall have power provided by a generator.

The 2-4 operatives shall park on site.

The Section 278 works shall be managed by West Sussex County Council Highways team direct and the management of this work will come under their jurisdiction.

Site working hours

08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturday. There will be no construction on Sundays or Bank Holidays.

Construction Phase

Site compound

Refer to Site layout in Appendix 1

The site compound shall be located in the north west corner of the site adjacent to the site entrance from High Street. The compound shall occupy the land where the open space shall ultimately be located. The compound shall be located within security fencing.

The site accommodation will include a couple of site offices, a welfare unit, mess sheds and some secure site storage. It will be located within the site compound.

Parking

Contractor and visitor parking shall be located within the site compound. Site Management shall inform contractors not to park in High Street and this will also be sent out in tender information packs.

We will push contractors to share vehicles or to come by company minibuses. We expect site traffic to the site to be low, probably a maximum of 20 deliveries a day.

Site working hours

08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturday. There will be no construction on Sundays or Bank Holidays.

Loading and unloading

The logistics team will co-ordinate deliveries and collections to reduce congestion and make more effective use of delivery vehicles. Vehicles shall be unloaded by qualified slinger / signallers and telehandler operators. These operations shall be controlled by Westbrooke Developments Site Management.

All contractors shall be advised of the construction traffic route from the A259, up through Roundstone Lane and into High Street.

First priority on site shall be to install foundations and roads up to kerb and base course to provide a clean site. This will provide good access throughout the site and to all work areas.

Larger quantities of materials shall be located in the materials compound as shown on the site layout. Telehandler machines shall then transport items from the compound to the place of construction.

Environmental controls

Wheel washing facilities

During the construction process we will provide a wheel wash facility by means of hose/jet wash before vehicles leave site. We will follow the subsequent procedure;

- water supplies and hose/jet wash located at gates to wash down wheels.
- Signage at each gate notifying of the requirement to ensure clean wheels before leaving site
- Road sweeper facility used as necessary to clean the surrounding roads.

Controlling emissions of dust, emissions and fumes

We aim to meet the guidelines set out in the BRE Feb 2003 Control of dust document. The control guidance given in the following sections set out techniques and methods currently used by industry, with many of the methods applicable to a variety of dust and particle problems.

In assessing the risks associated with dust generation from construction activities and the need for dust control measures, it is important that the following issues are considered under BRE Feb 2003 Control of dust:

- the nature of the activities to be carried out
- any dangerous or toxic materials likely to be encountered
- the weather conditions that are likely to prevail during dust generating operations
- the proximity of dust-sensitive receptors such as nearby schools, hospitals and residential, commercial and industrial areas
- the effects on the general public and road users
- any restrictions placed on the site by the client or facility manager.

Dust emissions from construction sites will mainly be the sum of a large number of small activities. Therefore, attention to detail is a critical feature of effective management of the total site emissions.

The works shall be monitored by:

1. Westbrooke Developments site management team
2. Westbrooke Developments office based projects team
3. Independent Health & Safety Consultant

The key items that we will instigate to mitigate dust, fumes and emissions are:

1. Early provision of roads and hard standing areas through the site
2. Regular cleaning of hard standing areas
3. Provision of wheel washing as mentioned previously
4. Dusty material operations kept away from boundaries
5. Materials kept wrapped and under cover where necessary
6. Mortar silos to reduce dust from open piles
7. Sheeting of vehicles
8. Careful management of earth stockpiles away from boundaries and kept at low heights
9. Water sprinklers kept on site for use when required
10. Materials compounds sheeted to prevent wind blowing dust out of them

Site Waste Management Plan

A site waste management plan will be put in place at the start of the project. Separate skips will be used to separate plasterboard and timber. We use a skip company who recycle most items and also use some items to power energy from waste.

CDM

Under CDM (2015) Regulations, the following have responsibilities:

Roffey Homes Ltd (Client)

Make sure their project is suitably managed, ensuring the health and safety of all who might be affected by the work, including members of the public.

Make suitable arrangements for managing a project, including making sure:

- other duty holders are appointed as appropriate
- sufficient time and resources are allocated

Make sure:

- relevant information is prepared and provided to other duty holders
- the principal designer and principal contractor carry out their duties
- welfare facilities are provided

ECE Architecture (Principle Designer)

Plan, manage, monitor and coordinate health and safety in the pre-construction phase of a project. This includes:

- identifying, eliminating or controlling foreseeable risks that may arise during construction work, or in the use and maintenance of the building once built
- ensuring designers carry out their duties

Prepare and provide relevant information to other duty holders.

Liaise with the principal contractor to help in the planning, management, monitoring and coordination of the construction phase.

Westbrooke Developments Ltd (Principal Contractor)

Plan, manage, monitor and coordinate health and safety in the construction phase of a project. This includes:

- liaising with the client and principal designer
- preparing the construction phase plan
- organising cooperation between contractors and coordinating their work

Make sure:

- suitable site inductions are provided
- reasonable steps are taken to prevent unauthorised access
- workers are consulted and engaged in securing their health and safety
- welfare facilities are provided

Contractors (various)

Plan, manage and monitor the work under their control in a way that ensures the health and safety of anyone it might affect (including members of the public).

Coordinate their activities with others in the project team – in particular, comply with directions given to them by the principal designer or principal contractor

Workers

- be consulted about matters which affect their health, safety and welfare
- take care of their own health and safety, and of others who might be affected by their actions
- report anything they see which is likely to endanger either their own or others' health and safety
- cooperate with their employer, fellow workers, contractors and other duty holders

We employ an independent health and safety consultant to visit site at least once a week.

Appendix 1: Site Layout