

**Lambert
Smith
Hampton**

www.lsh.co.uk

Construction Management Plan

For

Richmond Motor Group Car Showrooms

Saltbox Site, Nr Bognor Regis

On behalf of

Richmond Motor Group

Prepared by:
Lambert Smith Hampton
UK House,
180 Oxford Street,
London
W1D 1NN

Date: 13/11/18
Ref: 0139016-CC-0000

Ver: 2

Quality Assurance

Version	Date	Description	Created by	Verified By	Approved By
1	08/11/18	CMP	JW	NV	NV
2	13/11/18	CMP	JW	NV	IB\

Prepared by:

J WINDSOR

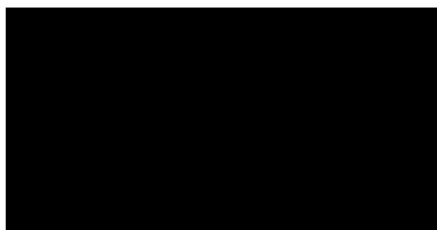
Lambert Smith Hampton

UK House, 180 Oxford Street, London, W1D 1NN

Telephone:

Mobile:

Email:



This document has been prepared and checked in accordance with the Lambert Smith Hampton Quality Assurance procedures and authorised for release.



Signed:

.....

For and on behalf of Lambert Smith Hampton

Disclaimer

This document and its contents have been prepared on behalf of and for exclusive use of the Client engaging Lambert Smith Hampton under contract. Lambert Smith Hampton accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this document by any third party.

Contents

Construction Management Plan	4
Location.....	4
Description of Site.....	4
Scope of Works	4
Proposed Layout	5
Dates of Construction	6
Hours of Construction	6
Phasing.....	6
Adjacent Properties/Adjacent Construction Sites	6
Fencing.....	7
Public Health and Welfare	7
Site Security	7
Natural Environment Protection.....	11
Traffic Management	7
Waste Management	9
Traffic Control	7
Pedestrian Protection	8
Noise Control	8
Emissions Control.....	9

Construction Management Plan

This document is a live document. Once a Contractor is appointed, they are to adopt this and expand it with their own methodology, expanding on the points below and including their own methods of work.

1.0 SITE OVERVIEW

1.1 Location

- 1.1.1 The site is located on outskirts of Bognor Regis, West Sussex. The site is currently agricultural land lying adjacent to the A29, Shripney Road



1.2 Description of Site

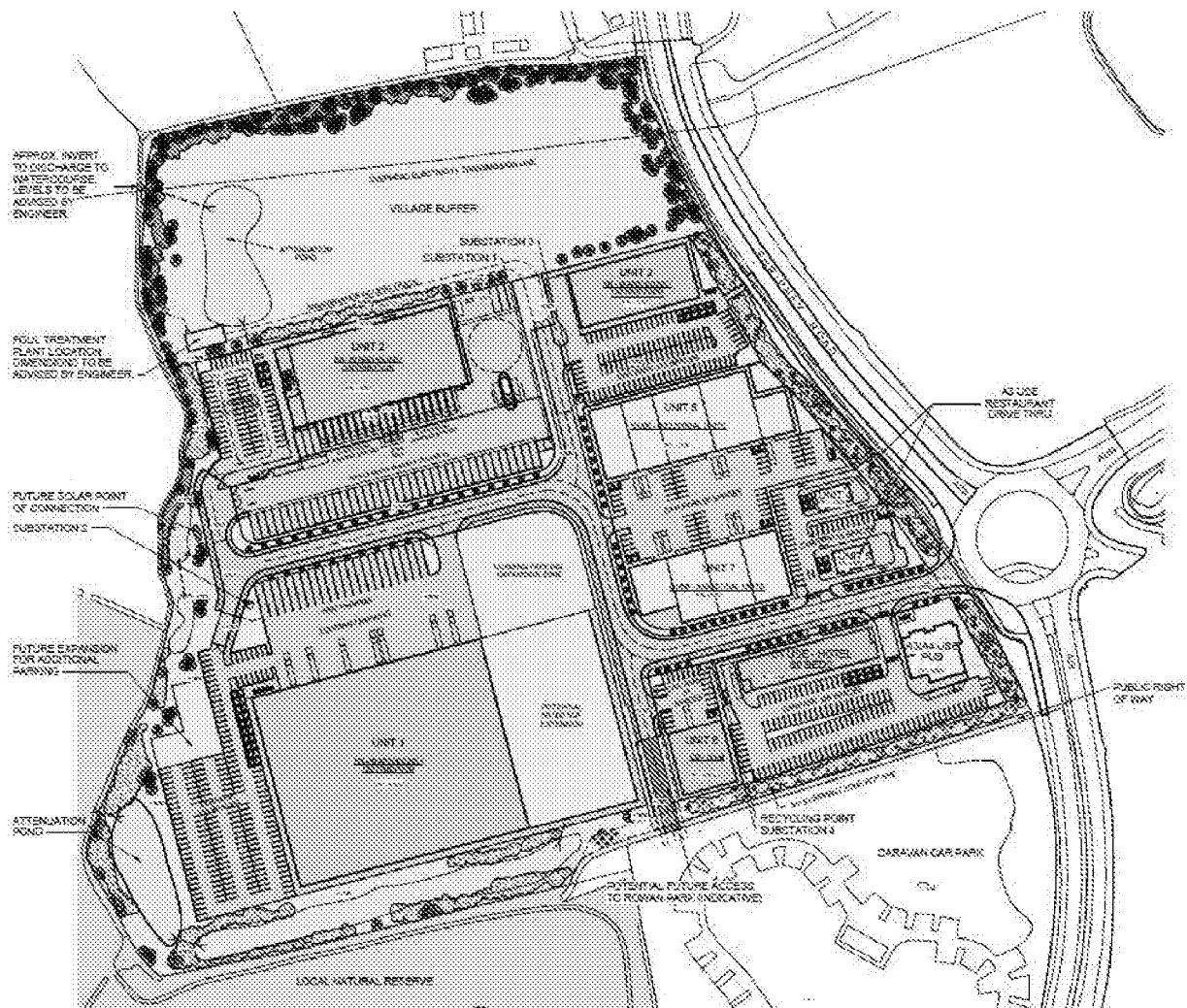
- 1.2.1 The site is approx. 1.5 acres in the South East corner of the wider Saltbox Site development. The site is currently agricultural, undeveloped land.

1.3 Scope of Works

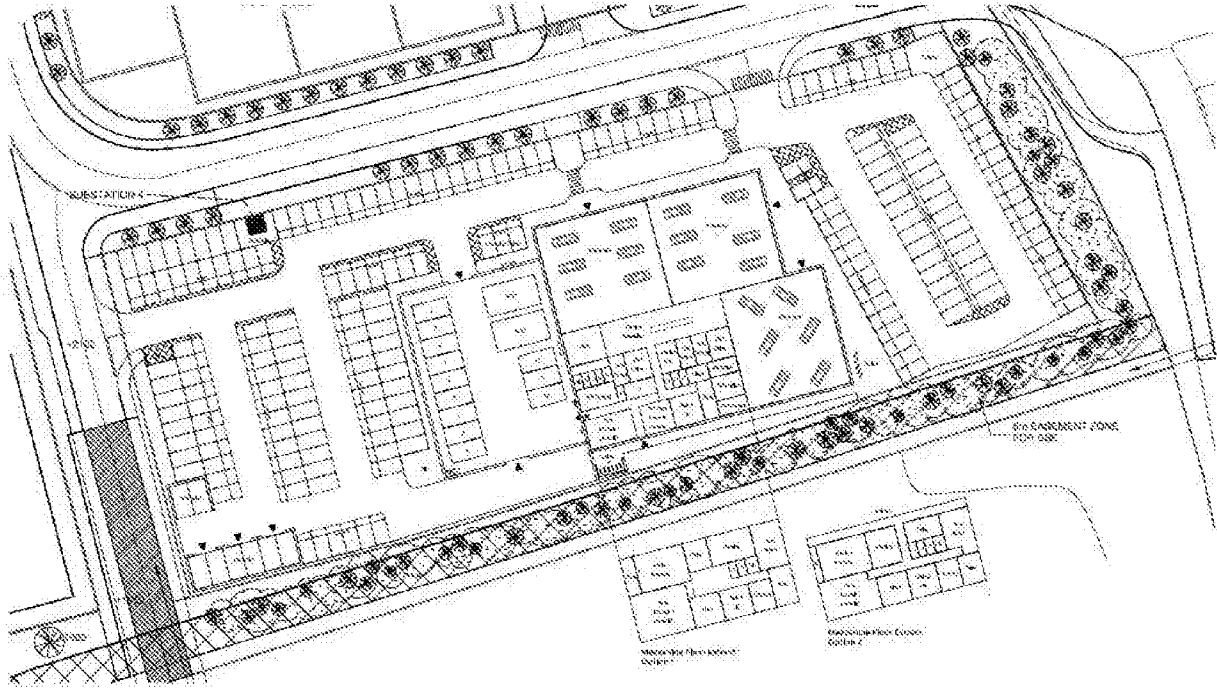
- 1.3.1 Richmond Motor Group are constructing 3, 8 car showrooms on the site with associated parking, valet, and maintenance facilities. Above each showroom, there will be ancillary office & welfare spaces on a mezzanine level.

1.4 Proposed Layout

1.4.1 The proposed layout of the wider is shown in the image below:



The proposed site layout of the site is shown below;



Site/ground investigations report is included within the tender documents. This is to be further developed by the contractor as necessary and any further site investigations considered necessary by the contractor undertaken. .

1.5 Dates of Construction

1.5.1 The project programme is to be developed once a Contractor is appointed.

1.6 Hours of Construction

1.6.1 Working hours at the site will comply with any restriction that may be set by the grant of planning permission at the site if necessary.

1.7 Phasing

1.7.1 The phasing of the project will be detailed within the Contractors construction programme which will be developed when a successful Contractor is selected and agreed with the client

1.8 Adjacent Properties/Adjacent Construction Sites

1.8.1 The site is bounded by:

1.8.1.1 A supermarket and ancillary parking facilities to the North

1.8.1.2 The A29 to the East, and land which currently comprises of agricultural land which enjoys planning permission for a mixed use scheme (Planning Ref: BE/102/17/OUT)

1.8.1.3 Industrial units and ancillary parking facilities to the West

1.8.1.4 Rowan Park Caravan and Motorhome Club Site to the South

1.8.2 Care will be taken to minimize disturbance to the adjoining properties through appropriate timing and phasing of the works.

- 1.8.3 The Contractor is to take all reasonable steps to minimize noise and dust pollution as well as prohibiting the emission of harmful substances by implementing control measures. Measures for controlling noise, dust etc. are to be developed by the contractor and implemented following appointment.

1.9 Fencing

- 1.9.1 The site is fully hoarded. The contractor is to alter the hoarding as necessary and make any necessary alterations to the existing hoarding..

1.10 Public Health and Welfare

- 1.10.1 The construction of the project will be completed in accordance with the CEMP being submitted and developed by the contractor alongside this CMP. Further details of how Public Health and Welfare will be available in the CEMP.

1.11 Site Security

- 1.11.1 A site specific security plan will be developed by the Contractor and will comply with Section 3 of the Health and Safety at Work Act 1974, as well as any other relevant legal requirements.
- 1.11.2 The site will be suitably secured by the contractor and all necessary measures taken to prevent unauthorized access throughout the course of the project.

2.0 TRAFFIC

2.1 Traffic Management

- 2.1.1 A traffic management plan will be developed if required by the Contractor upon appointment which will include details on access and egress, emergency access, and parking details. These will be included within this CMP, and will be developed in line with the progression of the project. This will include detail of a delivery management plan that complies with the requirements of the grant of planning.
- 2.1.2 The Contractor is to provide details of their Fleet Operator Recognition Scheme accreditation, and evidence of their CLOCS training, if required.
- 2.1.3 The Contractor is to provide details of the location and method of storage of materials on site in order to ensure safety for employees and both authorized and unauthorized visitors to the site. Any necessary fuel and oil will be stored in accordance with the Control of Pollution (Oil Storage) (England) Regulations 2001. Refueling will only be undertaken in a designated area, designed to contain contaminated run- off, and by trained personnel. Emergency spill kits are to be readily available.
- 2.1.4 Appropriate allowance will be made for onsite parking for both site operatives, and visitors to the site. This will be separate to the provision of an area for the drop-off/pick-up of site materials.

2.2 Traffic Control

- 2.2.1 The Contractor will define the method of delivery/removal of materials and plant from the site, including the identification of access routes for deliveries and personnel. These are to be agreed with the client project manager as necessary
- 2.2.2 The Contractor will be required to maintain road cleanliness surrounding the site and to include details of how this will be achieved.
- 2.2.3 Road transport is a major source of local air and noise pollution given the proximity to the M3 Motorway and contributes to carbon dioxide emissions. Opportunities to minimise construction traffic are to be considered, measures may include for example, reducing the transport impacts of materials and construction staff.

3.0 PEDESTRIAN PROTECTION

3.1 Pedestrian Protection

- 3.1.1 The Contractor will ensure that the construction of the project is done so without endangering members of the public. This will include managing site access, managing potential hazards causing risk to the public and managing any other risks which may have an adverse impact on pedestrians.
- 3.1.2 The Contractor is to implement suitable protective measures in order to minimize risk to public health.

4.0 ENVIRONMENTAL PROTECTION

4.1 Noise Control

- 4.1.1 As well as a developed CEMP the Contractor shall prepare a Management Plan for the control and monitoring of noise and vibration.
- 4.1.2 The Contractor shall make any necessary separate application(s) to all relevant Local Authorities, under Section 61 of the Control of Pollution Act 1974, and obtain consent(s) to undertake the works. Application(s) shall be made at least 28 days before commencement of any activity or works, which may cause noise and vibration disturbance. The application(s) shall include the Contractor's proposals for minimising noise from the construction works to the level(s) agreed with the Local Authority. The Contractor shall comply with the terms of the consent(s) so obtained. Notwithstanding the terms of any consent obtained under Section 61 of the Control of Pollution Act 1974, the Contractor is required to comply with the provisions of the statutory code of practice BS5228: Noise Control on Open and Construction Sites. The Contractor shall provide a draft copy of the Section 61 Agreement to the Client Project Manager for comments and a copy of the final agreement.
- 4.1.3 Noise and vibration will be controlled and limited so far as reasonably practicable so that sensitive receptors are protected from excessive noise and vibration arising from construction.
- 4.1.4 Certain activities may extend outside normal working hours to enable safe working or as a result of unforeseen events. The Environmental Health Team will be contacted to agree the activities required.
- 4.1.5 The principles of Best Practicable Means will be employed to minimise noise levels during construction. Recommendations for the control of noise and vibration on construction sites

are set out in BS 5228. The following measures will be used where appropriate:

- Hydraulic plant will be used in preference to pneumatic plant where possible.
- Plant and equipment will be maintained in good working order and fitted with silencers and acoustic panels where appropriate.
- All plant will be shut down or throttled back between periods of use.
- Methods used for concrete breaking and demolition should be carefully considered, non-percussive means should be used where possible.
- In sensitive locations, acoustic enclosures may be required for fixed plant such as generators.

4.2 Waste Management

- 4.2.1 The Clean Neighborhoods & Environment Act 2005 established powers to create Regulations to require the mandatory production of Site Waste Management Plans (SWMP) for construction projects.
- 4.2.2 An outline SWMP will be drafted at the detailed design/construction stage to comply with the requirements of the Regulations.
- 4.2.3 The Contractor shall, in order to reduce the need for waste disposal, minimise the generation and environmental impacts of wastes arising during the works and shall maximise opportunities for the re-use and recovery of wastes. The Contractor shall include within the CMP proposals for the identification, segregation, handling and storage, with necessary protection to prevent contamination of surrounding stockpiles and underlying ground, of the different types of wastes identified as arising from the works.
- 4.2.4 The Contractor shall make any necessary applications to the Local Authority and/or the Environment Agency, under the terms of the Environmental Permitting Regulations 2007, and the Town and Country Planning Act (1990) for the storage, treatment or disposal of wastes.

4.3 Emissions Control

- 4.3.1 The Contractor shall prepare a Management Plan for the control and monitoring of dust, smoke and any other airborne pollutants.
- 4.3.2 The Contractor shall, prior to the commencement of the works on site, make any necessary application(s) for authorisation to the relevant Pollution Control Authority (Local Authorities and the Environment Agency) under the terms of the Environmental Protection Act 1990 and the Pollution Prevention and Control Act 1999.
- 4.3.3 Emissions to the air including dust and exhaust fumes can be caused from certain construction activities, including:
 - Earthworks / excavation / demolition
 - Use of diesel powered plant and equipment
- 4.3.4 All necessary and practicable measures to control dust and harmful substance emissions both

within the site boundary as well as to prevent the spread of materials to outside the demise of the construction site through good housekeeping and site operational practices shall be carried out including:

- **Sheeting of vehicles:** all HGVs carrying loose material capable of spillage or which has the potential to give rise to dusty emissions from the vehicles during transit shall be sheeted. This requirement shall be enforced by the Contractor and any transgressions shall be recorded in a log book by the Contractor with details of measures to be taken to prevent further occurrences. The log book shall be available for inspection by the Client Project Manager and local authority at any time during working hours.
- **Compound:** an area of hard standing of reasonable size shall be provided by the Contractor around site offices and over vehicle management areas, so that dust will be kept to a minimum by appropriate control methods. Drainage arrangements will be included where necessary. The area will be swept at least once every two days or more frequently as the Client Project Manager considers appropriate.
- **Prevention of wind-blown dust arising from storage mounds:** storage mounds shall be profiled to reduce erosion where the nature of the material could lead to it being rain washed or windblown. Mound surfaces shall be kept sufficiently damp to prevent windblow unless and until the surface is sprayed, sealed or stabilised by means of vegetation. Materials that have the potential to give rise to dust emissions shall be stored as far away from the site boundaries as is reasonably practicable.
- **Dust collection during cutting and grinding works:** if this is not carried out in an enclosure, tools shall be used that are fitted with dust collection devices (excluding small tools which require a continuously wet working surface).
- **Fires:** these will be prohibited on site.
- **Compliance by construction vehicles with emissions legislation, servicing and MOT requirements:** all vehicles regularly used on site shall comply with the relevant emissions standards and shall be serviced in accordance with the manufacturer's recommendations. MOT and service documentation shall be produced for the local authority's inspection. The Contractor is encouraged to use vehicles and plant that meet the latest emissions regulations.
- **Engine idling time:** No construction plant or vehicle shall leave its engine running when not directly in use, except where the Client Project Manager considers that there are operational or other reasons to justify an exception.

4.3.5 The Contractor shall keep a log book available for inspection by the local authorities, in order to record the following matters:

- Any complaint relating to emissions alleged to be due to construction activity received from a local resident or business, including date and nature of the complaint and any measures taken as a result of that complaint;
- The date and location of cleaning of paved areas and off-site roads; and
- The date and vehicle registration number of any construction vehicle that is observed carrying material that has the potential to release dust during transit and is not covered. Details of measures taken to prevent further occurrence shall be included.

4.4 Protection of Highways

- 4.4.1 Appropriate measures are to be implemented throughout site and also restrictions are to be imposed on all vehicles travelling to and from site, to prevent the spread of materials.
- 4.4.2 Any reported spillages or spread of materials from the construction site or from associated vehicles are to be responded to an appropriately cleared, with any damage remediated to an acceptable standard signed off by the Project Manager.

4.5 Natural Environment Protection

- 4.5.1 Environmental protection will be considered and detailed within the project Construction Environmental Management Plan (CEMP), which with consideration of this CMP. The contractor is to adopt and develop this plan further to meet the requirements of the grant of planning.

5.0 SITE SET UP

5.1 Site Accommodation

- 5.1.1 Suitable space will be allowed and accounted for site welfare facilities, including site offices, welfare spaces, toilet/shower facilities (where appropriate).
- 5.1.2 The main office area will be used by the client and contractors. Whilst each party may have a standalone office building, they will be positioned adjacent to each other for ease of communication, co-ordination and for holding project meetings
- 5.1.3 The main offices will have integrated welfare facilities including male and female toilets, disabled WC, and kitchen facilities for staff. Showering facilities will be available. There may also be the potential for a communal catered canteen, which would be provided and operated by a third party. Operative welfare facilities including drying rooms and locker rooms will be provided.