

CONSTRUCTION MANAGEMENT PLAN

FOR

Ferring Country Centre

FITNESS STUDIO

AT THEIR PREMISES

Rife Way

Ferring

West Sussex

BN12 5JZ

PROPOSAL:

To construct a single storey building to serve as a fitness studio facility
for the day care visitors

January 2022

Guideline
BUILDING
SERVICES LTD
GORTHORNE 01342 716485



Construction Management Plan

1. Introduction

The purpose of this Construction Management Plan at this planning stage is to outline our approach to managing the execution of the proposals to create our customer group a modern and suitable fitness studio facility, to help enhance the health and wellbeing of our clients.

Throughout the project, we will regularly review the plan and maintain a communicative relationship with Arun District Council advising them of such changes and/or improvements to the plan as may occur

The Plan provides an overview of the key project activities.

Generic statements will be amplified at the appropriate stage of the project execution together with relevant procedures and detailed method statements. This Plan will be used as the template for developing the construction phase health and safety plan, in tandem with the Construction Method Statement. In selecting the appropriate contractors, Ferring Country Centre will assess their project track record and management procedures to ensure capability to deliver a project safely and with minimum practicable disruption and inconvenience to residents.

Throughout the works the contractors will be required to provide relevant method statements and risk assessments for the works.

2. Schedule of Works

Firstly, the site will be cleared and cleaned, followed by the construction of the foundation slabs and the installation of the required services.

A single storey lightweight timber frame will be constructed, and external cladding will be added, followed by external landscaping.

3. Site Set Up

Site facilities will be available at Ferring Country Centre until construction works are complete.

This will include:

- Location of welfare facilities.
- Location of site personnel.
- Location of construction materials storage.
- Location of construction plant and equipment storage.
- Location of construction waste storage.
- Location of fuel storage.
- Location of wheel wash facilities (as appropriate).

All storage areas will be located away from surface water drains and other sensitive receptors.

4. Traffic Management

Ferring Country Centre recognises that traffic movements arising as a result of site activities will require a management strategy in order to minimise the impact of such movements on the surrounding road network in relation to congestion, access problems and noise.

The key sensitive receptors that have been identified in relation to this aspect of the development are:

- Local businesses and residents
- Local air quality.
- Local road network and users.

To minimise the potential impact of construction traffic movements on the local road network, a number of management controls will be implemented.

The following are based on measures designed to work in respect of the site and the surrounding sensitive receptors:

- Traffic movements, both to and from the site, during peak hours will be minimised to reduce the risk of traffic congestion on local roads.
- Off site: All vehicles will access the site via Rife Way, which is at the front of the site.

The hours of working which will include hours of delivery, will be the following:

- Monday to Friday: 07.00 to 18.00 hrs
- Saturday: 08.00 to 13.00 hrs
- Sundays/Bank and Public Holidays: No working

5. Wheel Washing

All vehicles will be parked on hard standing for loading and unloading.

As this is a small project, it is anticipated that no mud or debris will be taken off the site via vehicle wheels.

The level of mud and debris will be monitored on a daily basis, and if necessary, a wheel wash will be put in place.

6. Vehicle Scheduling and Management

The number of deliveries will be minimised by accumulating smaller orders into larger lots.

- It is the intention to use smaller vehicles so there will be no reversing of vehicles onto the road network.
- All unloading of vehicles will be within our site compound and be done by forklift onto the site area.
- A lifting plan will be implemented in relation to all lifting operations involving lifting equipment.

- All lifting operations will be undertaken in accordance with lifting operations and lifting equipment regulations 1998 (LOLER)

Currently deliveries are not predicted as daily once the project commences.

Traffic Management Procedures

- Vehicle engines are switched off whilst unloading
- Traffic Management Plan implemented.
- No localised waiting.

Deliveries will be turned away if a vehicle is already unloading or if the arriving vehicle has not been booked in within agreed time slot.

The anticipated number of vehicles belonging to contractors, that will be permanently on site, will be four vehicles.

The type of vehicles used during construction will be:

- Skip delivery vehicles
- HGV
- Tradesman Van
- Plant machinery e.g. excavators, tractor, ready mix concrete vehicle

7. Dust Management Controls

The dust management controls that will be implemented by each development team throughout the construction phases are, as a minimum:

- Where practicable, ready mixed materials (e.g. use of ready mixed concrete) will be used to replace those that would otherwise have the potential to produce dust.
- Material stockpiles (e.g. granular materials, topsoil, excavated soils) will be minimized and positioned away from sensitive receptors where possible.
- Vehicles transporting materials capable of generating dust to and from site will be suitably sheeted on each journey to prevent release of materials and particulate matter. The sheeting material will be maintained in good order, free from excessive rips and tears.
- Regular monitoring of the road network in close proximity to the site entrance / exit will be implemented to ensure appropriate additional measures are applied as required to minimise dust generation.

Dust Control Monitoring

Other than the monitoring activities outlined above, it is not anticipated that routine monitoring to assess environmental nuisance will be required during construction works, provided the control measures outlined above are put in place. However, in the event of a complaint, Ferring Country Centre will take appropriate action to deal with the problem.

8. Noise Management

The potential sources of noise from work undertaken in connection with the construction of this project are likely to include (but not be restricted to):

- Plant and machinery usage on-site.
- Vehicle deliveries.

Ferring Country Centre will implement the necessary management and operational controls in order to minimise any adverse noise impacts on the local community from works' activities, referencing the relevant legislation.

Noise Management Controls

Fixed items of plant will be electrically driven where possible. Other control measures are to include:

- All vehicles, compressors and plant will be equipped with effective silencers and noise reducing insulation in accordance with BS5228: 2009 part 1.
- Work practices will be adopted such that noise emissions are kept to a minimum, i.e. plant will be switched off when not in use and noise suppression covers will be closed at all times.
- Vehicle noise will be kept as low as possible (e.g. excessive revving of vehicles will not be permitted).
- Where possible, noisy plant and equipment will be sited away from sensitive noise boundaries. Where this is not possible, noise emissions will be controlled where possible by the erection of acoustic shielding, or by locating the plant behind site accommodation or spoil heaps.
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation and where possible these actions will be conducted away from noise sensitive areas.

9. Materials Storage Area

Ferring Country Centre will establish a dedicated hazardous material storage area within its site compound (e.g. for fuels and oils). The material storage area will be provided with appropriately segregated areas for storage of different materials, each of which will be provided with secondary containment.

- Materials storage areas will be inspected on a regular basis, but at least once a week as part of the scheduled site audit.
- Ensure that refuelling is carried out away from water sources and drains.

10. Waste Management

Solid Waste

Works carried out during the construction phase must consider the waste hierarchy, therefore there is a need to consider reducing the amount of waste produced during the work. Prior to commencing construction, Ferring Country Centre will identify the means of reducing waste, including (but not limited to) consideration of the following:

- Use of offsite manufacturer for products i.e. timber frames,
- Use of returnable pallets;
- Retention of materials in packaging until required; and

- Ensure surplus materials returned to suppliers.

11. Workshop Operating and Business Hours

Ferring Country Centre is a day service for adults with learning disabilities. Activities for day service customers operate from Mon-Fri, 09:30 to 15:00. It is therefore deemed unnecessary to install external lighting for the proposed building.