

Construction Management Plan

27.11.19

Application and planning reference: LU/295/17/PL

Main Contractor: Southdown Construction Limited, Mill Road, Fishersgate, Brighton BN41 1PD, [REDACTED]

Site location: Land adj to Arunside Industrial Estate, Fort Road Littlehampton BN 17 7QU

Start date for work: Jan 2020, finish July 2020.

Contact for this report – Maurice Gale. [REDACTED]

Site Manager : Hugo Gale. [REDACTED]

Engineers: HOP, contact John Fox [REDACTED]

Architect : Peter Southgate, Atelier consultants, [REDACTED]
[REDACTED]

Attachments:

1. **CONSTRUCTION MANAGEMENT PLAN** dated 27.11.19

2. **DRAWINGS.** 142 / P / 101 LOCATION PLAN
102 EXISTING BLOCK PLAN
103 PROPOSED BLOCK PLAN – SCHEMATIC SITE MANAGEMENT PLAN DURING CONSTRUCTION
104 SCHEMATIC LOCAL VEHICLE CIRCULATION PLAN

DRAWINGS APPROVED UNDER LU/295/17/PL 113 / P / 004 PROPOSED SITE LAYOUT
006 PROPOSED UNIT ELEVATIONS – SHEET 1
007 PROPOSED UNIT ELEVATIONS – SHEET 2
008 PROPOSED ROOF PLAN

Brief Description:

- Vacant land with loose earth and undergrowth will be cordoned off and excavated and cleared.
- A concrete raft will be constructed with a retaining wall to adjust the ground levels between the two parcels of land, one belonging to a client constructing and one belonging to the neighbour.
- Concrete yards with appropriate drainage to accommodate run-off from the site, including storage tanks and dispersal tanks for water are being built.
- A steel frame building, with insulated cladding and roller shutter doors of approximately 6000 ft.² is being constructed onto the concrete.
- Various ovens, air extractions and tracks are then being constructed inside the steel shed.
- Drainage connections to foul water are being made.

The Main Contractor, Southdown Construction Limited, are overseeing the work and will have an agent on-site to do this. There is a contractor to undertake the groundwork and concrete, Kenward Ltd and Reid Steelwork will undertake the building and cladding works.

A copy of this report will be kept on site and at the Main Contractors office available from view by anyone.

Scope and Content

The following matters are addressed in this report.

1. Time of operations and consideration for neighbours and the public interest
2. Anticipated number, frequency, types of vehicles used in construction
3. Access and routing of vehicles
4. Expected numbers on site and parking of vehicles for operatives
5. Traffic management plan on marked up drawing
6. Materials storage plan on marked up drawing
7. Indication of hoarding and site security.
8. Wheel washing provisions and impact on the highway
9. Public engagement prior to construction works.

1. Time of operations and consideration for neighbours and the public interest

Time of operations which are audible at the site boundary shall be carried out between the following hours: - Mondays to Fridays - 08.00 – 18.00

The site is a long distance from any residences and there are transport routes through Lineside Industrial Estate to main roads and the A259. The site has an industrial site owned by the developer to the South, railway line to the West, a friendly and participating neighbour to the North and an industrial business to the East. We have consulted and discussed the development with the main neighbour BCYK who are agreeable to everything.

No noisy operations are expected but the quietest and newest vehicles/plant machinery shall be used at all times. All vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, shall be maintained in good and efficient working order and operated in such a manner as to minimise noise emissions.

No vibration of any significance is expected but the Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974, shall be employed at all times to reduce noise (including vibration) to a minimum, with reference to the general principles contained in British Standard BS5228: 2009 'Noise and Vibration Control on Construction and Open Sites'. Very little breaking up of concrete is expected but where it will be carried out using non-percussive techniques where practicable.

We will prevent statutory nuisance arising from the demolition, construction works or dusty activities.

A Notice shall be displayed to ensure that problems can be rectified quickly, and that residents and others can channel their questions and complaints to a member of staff, showing name of the main contractor, address and telephone numbers of staff who can take immediate action, so that contact can be made at any time.

2. Anticipated number, frequency, types of vehicles used in construction

We will have approximately 600 cubic m of earth removal so 15 truckloads of earth removal. In addition about 15 truckloads of concrete delivery, 2 trucks of rebar and 15 other miscellaneous deliveries in the 8 week initial build period. This represents an average of 1

truck a day, although the pattern may be more intense at times. The steel will arrive in 3-4 deliveries. So traffic movements will be no different to a normal industrial estate.

3. Access and routing of vehicles

We can deliver via Arunside Industrial Estate – our land, or via the neighbour's land, by agreement into BCYK.

4. Expected numbers on site and parking of vehicles for operatives

We expect 2-3 vans on site max at any time and they can park in Arunside Industrial Estate.

5. Traffic management plan on marked up drawing

Trucks will enter and leave as the attached marked up drawing. No highways issues are expected.

6. Materials storage plan on marked up drawing

We can store materials both on the land being developed – by working in a sequence of clearing one area and then using the cleared area for rebar and equipment/concrete misc storage until the next area is free. We also have our own yard area as indicated as a storage area for materials.

By the time the steelwork arrives, we will be able to work and operate on concrete that does not have a building on it, in order to build the building adjacent to it.

7. Indication of hoarding and site security.

The north side of the site will be secured with a continuous Heras fence bolted together. On the southside we have currently got a chain-link fence, but we will probably remove this and close the roadway on the southside, and deny access to the three storage units during the day which border the site. The east and west side of the site is already closed off by permanent fencing.

8. Wheel washing provisions and impact on the highway

We will supply a hose and pressure washer and we will wash off any dirty wheels into our drainage system and soakaway for the relatively few vehicles that we will have moving during the earth clearance part of the this project at the beginning.

9. Public engagement prior to construction works.

We have carried out the relevant planning requirements and discussed the matter with our tenants and with the neighbour immediately adjacent. We do not see that there are any residential dwellings anywhere near that would just require discussion. The railway line is also well beyond our boundary and the only construction is the laying of the concrete up to the fence.

Maurice Gale