



Contents:

1.0 Introduction

1.1 Objectives of the Plan

1.2 Project Overview

2.0 Project Background

2.1 Site Description

3.0 Proposed Site Works

3.1 Preliminary Programme

4.0 Construction Management Action Plan

4.1 Communication

4.1.1 Neighbourly Relations

4.2 Site Establishment

4.2.1 Access

4.2.2 Traffic Management

4.2.3 Working Hours

4.2.4 Fire and Emergency Procedures

4.2.5 Security

4.2.6 Health and Safety

4.2.7 Scaffolding

4.2.8 Main Plant

4.2.9 Good Housekeeping

4.3 Environmental Issues

4.3.1 Waste and Material Management

4.3.2 Dust, Noise and Vibration

1.0 Introduction

1.1 Objectives the Plan

The purpose of the Construction Management Plan is to outline our approach to managing the construction works for 172 Elmer Road . This document includes specific comment on site establishment, logistics and the process of managing the overall environment surrounding 172 Elmer Road. It will also ensure that the works cause the minimum disruption to the adjacent residents by achieving a safe working and living environment.

1.2 Project Overview

The project consists of the construction of a new two story detached dwelling & garage at 172 Elmer Road. The previous dwelling on the site was demolished under notice DEM/00005/2016 and was confirmed to be carried out to the satisfaction of the Arun DC Building Control Department by on 22nd May 2017.

The new dwelling will be constructed in a smooth white render to the ground floor and coloured weatherboarding to the first floor. Roof tiles are to be grey concrete slates.

The structural envelop will consist of strip piled foundations with a standard cavity wall construction and trussed roof. The work will a standard construction with no particularly complex enabling or construction works.

2.0 Project Background

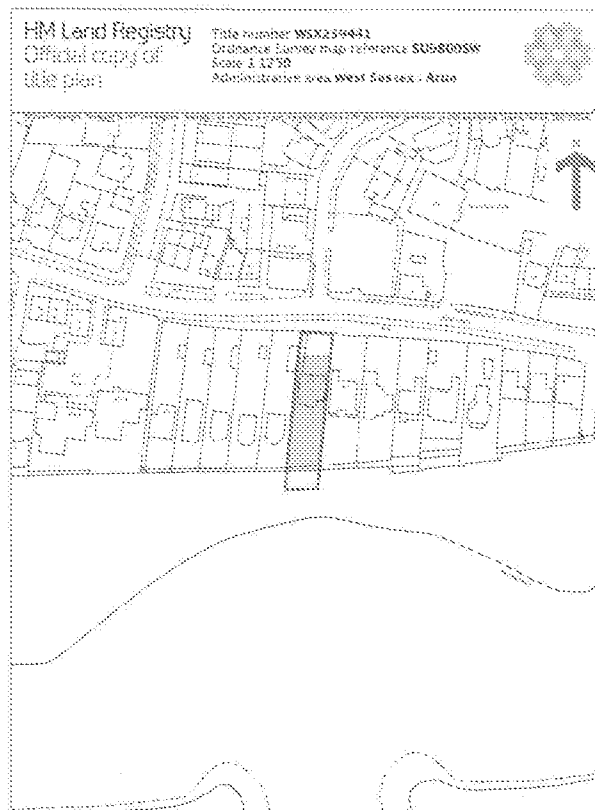
2.1 Site Description

The site lies to the south of Elmer Road at its eastern end and on the eastern outskirts of Bognor Regis. Elmer Road is on a principle bus route providing direct access to Chichester, Bognor Regis and Littlehampton.

In general terms there are parades of shops, a church and public houses all within walking distance. Schools are available in the area.

The site has previously been used for a dwelling, but is now bare land ready for the construction of a new detached dwelling.

Vehicular access is directly from Elmer Road straight on to the site itself. It is not envisaged that any of the works will require access to or from the southern boundary.



This is not a true scale drawing and should not be used for planning purposes.

3.0 Proposed Site Works

3.1 Preliminary Programme

It is envisaged that the duration of works described will be 40 weeks

The key elements of the development with regards to the potential impact on the surrounding area are:-

- Site Setup.
See section 4.2
- Enabling works
In order for the works to commence certain items of enabling works will need to be carried out -:
Before construction commences a temporary driveway, parking area and storage area will be laid. Temporary sanitaryware requirements will be provided
- Construction
Once the enabling works have been completed the construction will commence. This will be carried out using mechanical machinery of a size to suit the environment. Excavation spoil will be spread around the site as required for landscaping or transferred to a waiting muck away lorry that will have access from Elmer Road. All materials required for the construction will be delivered directly to the site from the Elmer Road access.

4.0 Construction Management Action Plan

The following sections outline the key elements for consideration. This document demonstrates our commitment to manage, control and where possible mitigate our impact on the local community and infrastructure.

Many of the issues identified will be further developed and dealt with in our more detailed site based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing.

4.1 Communication

4.1.1 Neighbourly Relations

The site is within a residential area. Maintaining good neighbourly relations is assisted greatly by good communication, and by keeping third parties regularly informed of the site activities which are likely to impact on adjoining residents. Farndell Builders Ltd have found that listening to reasonable concerns and demonstrating a considerate and professional approach will always maintain a well-balanced relationship.

4.2 Site Establishment

There is ample space available within the site to be utilised for the site office and welfare facilities. The existing incoming power and water supply will be utilised. Access will be maintained for the duration of the works via Elmer Road. All areas to be utilised for site office and welfare facilities will be protected. Temporary Hoardings will be erected across the existing openings with secure access. Parking will also be on site.

4.2.1 Access

Access to the site will be from Elmer Road. There is a footpath along the frontage of the property with dropped kerbs. There is also a continuous double yellow line. All materials are to enter the site directly from Elmer Road through the existing vehicular access

4.2.2 Traffic Management

We do not envisage any high level of traffic coming in to the site at any one time but will ensure, so far as is reasonably practical, that deliveries and other construction operations are coordinated to minimise any negative impact on the residents and users of the roads. Deliveries will be managed on a 'just-in-time' basis and planned to minimise disruption to neighbours.

All deliveries to site will be undertaken with full regard paid to:-

- Reduction and control of plant movements
- Reversing vehicles directed by a Competent Person
- Pedestrian and vehicle directional signage if required.
- Mobile plant will only be operated by a Competent Person with a Banks Person in attendance to any movements
- Maintenance of the existing public highway
- Segregation of all pedestrians, public or employees, on or in the vicinity of the site

4.2.3 Working Hours

Working hours will be 08.00 – 17.00 Monday to Friday and 09.00 – 13.00 Saturdays.

4.2.4 Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the hoarding.

4.2.5 Security

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.

The front hoarding will be regularly inspected to ensure that it remains secure. All windows and external doors will remain closed when the site is not operational. The access door to the site will be fitted with a pad lock to only allow access for authorized personnel.

The name and contact details of an appropriate member of staff will be provided in case of emergencies.

4.2.6 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-contractors' detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

4.2.7 Scaffolding

There will be a requirement for external scaffold which will be erected and signed off by a qualified local company. All insurance and health and safety requirements are to be agreed by the scaffolding contractor.

4.2.8 Main Plant

Excavators and dumpers will be used to excavate the foundations and oversite and will discharge into lorries for removal from site when necessary. These excavators will be sized to access and operate be stored within the confines of the site.

Lorry mounted hiabs will be used to off load steel beams and other heavy materials that will be required as part of the works

At this stage it is not envisaged that there will be a requirement for any craneage during the course of the construction works.

4.2.9 Good Housekeeping

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any rubbish or litter removed. Adjacent roads and pavements will be kept clean.

Perimeter hoardings will be kept in a neat and tidy condition. Any graffiti will be quickly removed from the hoardings.

Offloading will generally be direct from vehicles onto the site. Materials will not be stored on public footpaths or roads.

Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Activities that have the potential to cause dust will be carefully monitored and dust reduction methods employed. This will include water spray, dust extraction and localized screening where appropriate.

Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas. Site operatives will not be allowed to congregate or loiter on the footpath or road adjacent to the site.

4.3 Environmental Issues

4.3.1 Waste and Material Management

All waste materials will be removed from site by a licensed waste contractor, discharged via Elmer Road using skips or lorries.

All waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently and waste managed appropriately

4.3.2 Dust, Noise and Vibration

Dust

The following measures will be considered, as appropriate, to mitigate the impact of dust due to the construction activities:

- Site set-up to be planned to ensure where possible dust creating activities are located away from the sensitive areas;

- Adjacent road surfaces will be frequently swept clean;

- All loads delivered to or collected from the site will be covered where appropriate;

- Skips will be securely covered;

Noise and Vibration

We are fully aware of the sensitivities to noise of those occupying the adjacent properties. All reasonable steps will be taken to minimise any noise disruption to adjacent occupiers.

Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.

Electrically operated plant will be used where practical.

Radios or other audio equipment will be monitored and kept to a low level.