CONSTRUCTION OF 22 RESIDENTIAL PROPERTIES



GOYT CONSTRUCTION LTD

CONSTRUCTION MANAGEMENT PLAN

Ellison Street Glossop SK13 8BY

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PROJECT PARTICULARS

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Introduction;

The initial purpose of the Construction Management Plan is to explain the process of mitigating the impact of construction on nearby residents. This shall also take into account requirements of any planning conditions.

This plan will be prepared before construction works commence and the complexity of such will depend on the risks. The plan will be prepared with information gained from the client and developed with, and offered to contractors and the self-employed, where applicable, in good time to ensure they can plan their works accordingly.

Description of the project;

The Construction of 22 residential units in traditional construction methods.

Start Date;

April 2018 and expected to complete August 2019. With a 16 month programme

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Parties Involved

CLIENT		
Company name	Pembroke Homes Ltd	
Name(s)		
Address	Suite 5	
	Emery House	
	195 Fog lane	
	Burnage	
	Manchester M20 6FJ	
Email		
Telephone	0161 4346811	
Mobile		

PRINCIPAL DESIGNER		
Company name Pembroke Homes Ltd		
Name(s)		
Address	Suite 5	
	Emery House	
	195 Fog lane	
	Burnage	
	Manchester M20 6FJ	
Email		
Telephone	0161 4346811	
Mobile		

CDM ADVISOR			
Company name	Construction Safety CS Ltd		
Name(s)	S Parker		
Address	Unit 29 Blythe Park		
Cresswell Lane			
Stoke on Trent			
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Email	Sonya@constructionsafety.org.uk		
Telephone	01782 388672		
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PRINCIPAL CONTRACTOR			
Company Name	Goyt Construction Ltd		
Name(s)	R T Newman		
Address	4 Calico House		
	Furness Vale Business Centre		
	Calico Lane		
	Furness Vale		
	High Peak		
	SK23 7SW		
Email	Richard@goytprojects.co.uk		
Telephone	01663 743346		
Mobile			

DESIGNER		
Company name	PWL Architecture	
Name(s)	P Longton	
Address	The Studio	
29 Bent Lane		
Leyland		
	PR25 4HP	
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Mobile		

HEALTH AND SAFETY CONSULTANTS		
Company Name	Construction Safety CS Ltd	
Name(s)	P Johnson	
Address	Unit 29 Blythe Park	
	Cresswell Lane	
	Cresswell	
	Stoke on Trent	
	Staffs	
Email	phil@constructionsafety.org.uk	
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Mobile		

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MANAGEMENT OF THE WORKS

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Principal Management objectives;

It is the intention of this Construction Management Plan Statement to provide sufficient information to demonstrate and mitigate the impact of construction on nearby residents.

Project Personnel;

Project Manager: J Whitehurst Site Manager: TBC General Foreman: TBC Supervisors: Ian Barrow, Jess Newman

Work Hours;

Work Hours shall be; Monday to Friday 0800 - 1800 Saturday 0800-1300 - As required Sunday no works

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ARRANGEMENTS

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Waste Control;

All waste to be removed from site will be undertaken by a licensed carrier to a licensed tip and transfer notes offered for each skip removed from site.

All suppliers will be requested to supply materials with reduced packaging and packaging will be returned where possible.

All contractors will be informed of the waste procedures and should they remove waste from site, they must provide to the principal contractor, details of waste removal licenses and disposal.

All waste will be segregated and recycled where practicable and waste kept to an absolute minimum at all times.

All waste collection and delivery of skips will be undertaken during the hours of 9am and 4pm Monday to Friday

Skips on site shall be covered where possible.

Environmental Procedure

All environmental emergencies will be actioned in accordance with the Environmental Management Plan. This is summarised as follows:

In the event of a spillage of liquid pollution to land:

- If safe to do so, immediately prevent further spillage of substances
- Prevent escape of substance to drains, watercourses etc.
- Soak up spillage using absorbent materials, or contain by bunding or catchments pit
- Block off nearby drains and discharges to watercourse
- Inform management
- Inform Environment Agency if pollutant has entered watercourse
- Call emergency services if appropriate
- Collect and dispose of contaminated material through licensed specialist waste disposal contractor

All environmental non-conformance and complaints will be recorded and investigated in accordance with the requirements of the environmental procedures.

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Traffic management and parking;

Contractors parking shall be in the designated area, as detailed on the attached plan.

All delivery vehicles, particularly those over 7.5 tonnes, shall only be permitted to attend site between the hours of 9.00 and 16.00 Monday to Friday.

Vehicular Movement including deliveries;

Where necessary, vehicular movement will be controlled by banks-men and reversing operations will be kept to an absolute minimum.

Appropriate arrangements will be made for the provision of timed deliveries and vehicular movement as not to coincide with busy arrival and departure times.

No reversing will be permitted onto traffic routes or out of the site entrance unless absolutely necessary and where this must be undertaken, it will be governed via a site specific assessment and assisted by competent banks-men.

All material deliveries will be ordered to not coincide with busy times and particularly when working within the vicinity of children and the public alike.

Signage to assist traffic management.

At the vehicular entrance to the site and in strategic locations throughout the site, signs must be displayed and include:

- Report to the site office.
- Visitors report to the site office
- Warning signs regarding pedestrian segregation and vehicle movement on site.
- Site speed limits

Additional signs may be required and the traffic movement must be assessed as the site progresses.

Dependant on site conditions vehicles may have to undergo a 'wheel wash run' to minimise the spread of soil etc. onto the highway. We will ensure that the highways are kept debris and soil free AFARP.

Proximity to water

Whilst the project is not within the vicinity of water, consideration shall be given to all run off water which shall be controlled on site with collection and drainage systems.

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Noise Vibration & Dust Emissions:

Prior to commencement of works Goyt Construction shall develop a neighbourhood comment and complaint procedure for recording and dealing with complaints from local residents.

This shall be achieved by erecting signs to display project contact details in prominent locations. This will give local residents a point of contact and should allow you address any nuisance issues that may arise.

Goyt Construction shall consider using solid panelled fencing around the site instead of wire matrix fences. This can help to reduce noise from the site and can also reduce wind-blown debris.

Prior to commencement of works Goyt Construction shall; identify any site boundaries that may be sensitive to noise or vibration. In method statements, include actions that we need to take to reduce noise at sensitive locations.

Procedures to combat Noise & Vibration;

- Pneumatic breakers create high levels of noise and will generate complaints from the public. If the site is close to sensitive areas such as housing or hospitals, we will try to limit your working hours.
- Permanently running generators on sites that are close to local housing can cause a nuisance to residents. Use mains power in preference to diesel generators where possible.
- When running generators and compressors, ensure that access doors are closed. This will reduce the noise level.
- Turn off vehicle engines when not in use. This will reduce noise and emissions.
- Monitor background noise at noise sensitive locations before your works begin and periodically during the contract.
- Only use monitoring equipment that has a current calibration certificate.
- Reduce noise from your equipment and vehicles
- Service their vehicles and machinery regularly. Well maintained equipment will make less noise & Vibration and is also less likely to break down.
- Fit noise-reducing devices, such as silencers and baffles, to machinery.
- Use mains generated electricity instead of diesel generators.
- Minimise the use of vehicle reversing alarms. For example, set up a one-way driving system on your site. Consider fitting a broadband reversing alarm, as this can reduce the level of noise that is generated on site.

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Reduce Noise & Vibration from vehicles by:

- turning off engines when they are not in use
- checking the brakes are properly adjusted and don't squeal
- not revving the engine unnecessarily
- only using the horn in emergencies
- replacing exhaust systems as soon as they become noisy
- replacing vehicles with electric or gas powered alternatives.
- Where necessary, plant and equipment will be silenced, screened and/or enclosed in accordance with the guidance of BS5228 and particularly noisy activities will be shielded by the erection of hoardings or screening.
- The use of radios on-site is to be controlled so that it does not cause a nuisance.

Dust Emissions;

The location of the site and the planned construction activities do not give rise to a serious risk to air quality. However contractors will be expected to take measures to minimise the presence of air borne dust during construction.

The principle mitigation measure to avoid contamination to neighbouring properties and infrastructure is to keep construction activities at a maximum distance from the site perimeter.

Dust emissions arising from construction activities can cause nuisance both within the site and outside the site boundary. In the surrounding environment, it can cause annoyance to neighbours by the soiling of property, in particular, windows, cars and also of washed clothes that have been hung out to dry.

The dust emissions may also have a detrimental health effect on the persons working on construction sites and therefore Goyt Construction aim to reduce and control dusts so far as is reasonably practicable.

Dust and fine particle generation from construction and demolition activities can be substantially reduced through carefully selected mitigation techniques and effective management. Once particles are airborne, it is very difficult to prevent them from dispersing into the surrounding area. The most effective technique is to control dust at source and prevent it from becoming airborne, since suppression is virtually impossible once it has become airborne.

During dry and windy weather conditions, dust and mud from roads and haulage routes can become airborne through movement of vehicles, both on and outside the site.

Relevant control measures should be taken to minimise this problem by pressure washing the vehicle wheels prior to them leaving site. It is important that the run-off water does not itself become a source of water pollution and therefore the washing process shall be monitored and run off water collected or controlled as required. No detergents shall be used in the washing process.

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Prior to the washing of any vehicles tyres, a drainage plan shall be obtained to ensure that the drains can cope with the water run-off and all silt is collected and not permitted to run into drains.

As well the following additional measures are to be taken:

Design controls are to be implemented for construction equipment and vehicles, and appropriately designed vehicles are to be used for materials handling.

Completed earthworks are to be vegetated as soon as practicable.

The site is to be regularly inspected and site boundaries checked for dust deposits and removed as necessary. In addition local roads are to be checked and cleaned when necessary.

There is to be no burning of materials on site.

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Maintenance of plant and equipment;

Inspection requirements

The minimum inspection regime should be set by the owner/supplier of the equipment based on the manufacturer's information and other statutory obligations. The principal contractor however, will ensure that all plant & equipment is inspected and records retained on site.

Responsibility for inspection

As the Principal Contractor, it is our responsibility to ensure that the inspections are carried out. It is acceptable to include sub contractors forms for inclusion in our file, it is our responsibility to ensure the regulations are complied with and not necessarily that we are the persons responsible for inspection.

A number of parties will have responsibilities for ensuring the work equipment is safe to use and that it has been inspected in accordance with the inspection regime.

Records will therefore be required from contractors to ensure the equipment is tested and maintained.

Hired equipment

The Hire Company must ensure that equipment they hire out complies with PUWER 98.

When using hired equipment, we will agree with the hire company who will carry out the inspections and when they will be carried out

If the equipment is provided on site for common use, i.e. a compressor or abrasive wheel, the site manager must establish who will take responsibility for the equipment and ensure it complies with PUWER 98.

"Certain types of equipment are required to be inspected under specific regulations, i.e. scaffolding under the Work At Height regulations 2005

Types of inspection

Visual Check

Low risk equipment used for low risk activities will not always require a formal inspection. A visual check may be required by the user before each use to ensure it is in good condition, e.g. a hammer should be checked to ensure that the head is not loose. The person carrying out these checks must be competent. There is no need to record the results of the visual check by operative.

In circumstances where additional hazards exist, low risk equipment may need a more detailed check; e.g. a screwdriver used for testing on isolated electrical equipment or a torch that is taken into a confined space.

Equipment that is of a higher risk and equipment with moving parts should have a visual check of the equipment before each use and may require a more formal check at specified intervals, e.g. petrol driven disc cutter. A competent person should ascertain how often these formal checks should take place.

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Maintenance of plant and equipment (Continued);

Inspection

Equipment that poses a significant risk, i.e. Dumpers, ride on roller, etc., will need to be assessed by a person competent to determine a suitable inspection regime. These inspections are in addition to the daily checks by the operator and must be carried out by a competent person.

Electrical equipment

All electrical equipment including portable equipment must be tested and visually inspected by the user before use. The period between inspections and testing will be in accordance with current HSE guidance.

For the majority of equipment the formal inspection will be undertaken weekly. Some equipment will require more frequent inspections; e.g. equipment used in confined spaces may require an inspection before each shift.

Storage of materials;

Prior to commencement of works a storage area will by the welfare area (site cabins) – as detailed on the attached plan – all liquid and products which may harm the ground shall be bunded or stored within containers to minimise spillages.

All fuels stored on site must be in a suitably bunded and protected container situated away from all sources of ignition and a suitable distance from the perimeter of the site.

Materials will be ordered as required and not in bulk as to hinder access/egress and contractors will be made aware of the company procedures prior to commencement of works.

Hoarding:

The site will be secured by Heras fencing and ensure that it is secured in accordance with HSG151 and if necessary close knit timber boarding will be considered.

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Traffic management plan with storage;

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