



Construction Management Plan to include Enabling, Construction and Environmental issues

CTM Management Ltd
Revision A

**New Aldi Store, Former Foxlow Farm, Church Meadow, Off
Ashbourne Road, Buxton, SK19 9PJ**

July 2022

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1. Background

CTM Management Ltd., have produced this Construction, Management Plan, including enabling, construction and environmental issues to provide an outline to envisaged work practices and how they are to be managed while carrying out some enabling works and then constructing the new Aldi Store, on the former Foxlow Farm land, on Church Meadow, off Ashbourne Road.

A suitably qualified company will carry out a full nesting survey if the work is from 1st March through to 31st August. Subject to no bats roosting, birds nesting and confirmation the approved requirements from the various reports have been followed, we will commence with the works.

Care will be taken during excavations due to the archaeological report and potential badger setts in the surrounding vicinity, and any such findings will be notified.

A letter drop will take place to houses, flats and local businesses (sensitive receptors) that may have the perceived perception that it could be affected by the works, with the Site Managers contact details 5 days before commencement on site.

The Site Manager will ensure that any issues are kept to a minimum, (ideally zero), and dealt with straight away, but we are all aware that no one appreciates change so need to be empathetic to all complaints.

During inductions of all operatives the site rules will be noted, including the fact that no radios are allowed on site as per all CTM Management sites.

The site managers details will be posted on the gates of the site for 24-hour contact, including CTM Managements office number which is maintained 24/7 and e mail contact forwarded.

We care about the appearance of the site, we respect the community, we aim to protect the environment whilst ensuring everyone's safety and value our workforce on site.

2. Hours of Operation

The following hours of operation are proposed for the Works:

- Monday to Friday – 07.30 hours to 18:00 hours.
- Saturdays – 08.00 hours to 13:00 hours.
- Sundays and Public Holidays – No work will occur unless approval has been given by the Local Authority or an emergency Contact details
- No piling is planned, but if in the eventuality that things change, we are aware that the hours for piling are
Not to take place outside of 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays, or Bank Holidays.

3. Dust

To control dust generation where necessary and reasonably practical, water will be sprayed at the source of origin to prevent airborne dust particles migrating into the surrounding environment.

This shall be undertaken (but not limited to) the control of emissions of dust and dirt during enabling and construction with measures to minimise dust generated from machinery also.

Vehicles will not be left idling

Minimise drop heights during enabling and construction

Stockpiles to be covered with tarpaulins, where practical

No bonfires

Fencing erected along the site's boundaries may be fitted with debris netting to catch anything airborne

Site Manager Inspection, noting issues and ensuring reoccurrence does not occur

- Site Observations and Complaints Form will be displayed in the site cabin, which will record issues from onsite workers to the public. Anything noted will be actioned in a timely fashion. Which will include but not limited to
 - i) Investigation of the issue and, disseminate the information to all parties on site via a toolbox talk, ensuring the occurrence does not occur again
 - ii) If the occurrence has caused damage, the Principal Designer will be notified, and he will investigate and report on the incident and ensure that the damage in conjunction with CTM Management is rectified
 - iii) Being polite always and ensuring a non-confrontational approach is taken to all complaints
 - iv) Complaints will be dealt with at site level but can be escalated to Contracts manager and even up to Managing Director level should there be a necessity.
 - v) If there is a necessity to attend site out of hours due to an emergency, then this will be actioned
- For clarity we do not employ the contractors, but manage them and issues, as infrequent as they occur are resolved amicably.

Once the building envelope is completed and the works enclosed, little or no airborne dust contamination is envisaged.

Any internal works which require any cutting operations into masonry or concrete will be fully controlled by means of handheld mechanical tools fitted with water suppression units or vacuumed extraction units.

Detailed risk assessments and method statements will be requested from contractors once any such work operations have been identified

We shall liaise regularly with the EHO if anything is to change from the written statements above in practice or if the above becomes unworkable due to unforeseen events, when a new plan will be revisited with the Environmental Health Officer appointed to the project.

4. Sheeting-over Enabling and Construction Vehicles

Additional precautions (dependant on the materials being transported) may be implemented during the Works, to include the covering of haulage trucks with integral sheet covers. All trucks will be loaded to their prescribed weight limits, within the site boundary and dependant on the materials being transported may then be covered prior to exiting the Site.

5. Storage of plant and materials including compound locations

All site compound locations for various trade disciplines will be coordinated on site, where practicable so that they are not in direct proximity to any sensitive receptors (i.e. housing; the public; pedestrians; environmental issues etc.).

This will also be implemented for the loading and unloading of plant and materials. These operations should only take place within the site's footprint. No loading and unloading should be undertaken off site / developer's land, on the public highway.

Daily inspections will be undertaken ensuring no leaks or spillages to be left to dissipate into the ground or migrate.

Fuel tanks will be double banded with spill trays and kits and daily monitored by the various contractors. Any reports of a major incident that will affect the surrounding area, will be notified

to the EHO, but our practices and procedures have ensured no such issue has previously occurred.

6. Means of access for Enabling and Construction traffic

All construction traffic will access site from Church Meadow, off Ashbourne Road.

All construction traffic will be suitably supervised and controlled always on and off the demarcated Aldi / enabling fenced site areas

Site details and access routes will be forwarded to contractors at tender and contract stages, and the site manager will discuss routes at prestart meetings.

The construction vehicles are no bigger than the Aldi HG delivery vehicles and the design for the site and access road is to cater for them, so the construction traffic should not be a problem

Phasing will generally be

- Hardstanding / stoned area for temporary site cabins on proposed nursery area
- Drainage including attenuation and interceptor, subject to design
- Foundations
- Steelwork erection
- Main build of shell to store
- Hard standings to external areas, including car park and vehicle goods in
- Landscaping to external areas.
- Fit out internally

Anticipated Vehicles to site

Delivery vehicles for site cabins, fencing and plant

Initial vehicles will be 8 wheeled, importing, and carting spoil to and from site.

Concrete wagons

Skip wagons

Articulated wagons delivering the steel, roof materials and masonry circa 16nr in total

Small transit or curtain siders

Once the fit-out work starts the deliveries tend to be articulated vehicles and circa 6 during the construction period, with small transit and curtain siders

7. Parking of Enabling and Construction Vehicles.

All operatives will undertake a site induction informing them of the site conditions and directing them not to park in the surrounding areas.

Where reasonably practicable, parking will be made on site and all construction traffic will be controlled via a banksman for safety and co-ordination.

Signage relating to the Construction site will be attached to the fence in prominent locations but will not be to the detriment that they are all ignored by having too many.

A banksman will generally be around the site to ensure that no stray vehicles utilize Church Meadow or any other road for parking as it is our priority to ensure that we have a good working relationship with our neighbours.

If vehicles do have to park, they will ensure they are complying with the highway code and avoid causing confrontation with residents or businesses.

8. Wheel Washing

All vehicles will be checked before leaving the site to ensure no spoil is on the wheels. It will be further backed up with wheel washing via an on-site high-pressure jet wash.

External roads will be monitored daily for any spoil deposits from the Aldi / Enabling site work and removed immediately on discovery. A road sweeper will be made available on stand-by should the need arise for additional road and footpath cleaning duties.

Silt traps will be created, and silt buster tanks hired, for sediment of any waste water from the wheel washing, ensuring waste water does not enter any watercourses.

9. Measure to control noise levels during enabling and construction

Because of the nature of the site, its expected work scope and its location to local receptors, it is not anticipated that any operations being undertaken will generate enough nuisance noise over and above the first action level of 80 dB to the site perimeter for any harmful duration.

Care will be taken to plan and control all noisy operations in line with the Control of Noise at Work Regulations 2005.

If piling is required currently not designed, appropriate safe distance zones from the rig will be set up, including sound insulation panels attached to the fencing, if the safe zone cannot be maintained to receptors. From the drawing it appears there are no receptors close enough to warrant this solution on the site.

This design has been used on numerous projects for Aldi Stores Ltd, across the North of England and no issue re external noise has been encountered during the construction process.

A site observation and complaint form will be readily available on site for both good and bad comments with timescales to be recorded.

If a genuine complaint is made, we use the Principal Designer to investigate the complaint as an independent arbitrator and follow his recommendations on his findings.

Care will be taken to plan and control all noisy operations in line with the Control of Noise at Work Regulations 2005.

10. Site waste management and Duty of Care

All waste materials from site will be strictly controlled under the Duty of Care Act which will comply with the Government's waste hierarchy regarding construction site waste, for example.: -

- Reduce the amount of waste produced.
- Re-use the material where possible.
- Recycle the material where possible.
- Recovery of any component parts or materials.
- Disposal as the last resort.

11. Fencing / Hoarding during enabling and construction works

The site will be securely fenced around the perimeter of the various site areas, using Heras type demountable fencing panels. All will have appropriate H&S signage.

Any TPO's on the site or specified trees for keeping will have fencing and signage erected.

12. Concrete power floating

The warehouse and sales floor slab is to have a power floated finish, it is essential that the concrete is pre ordered with a minimum number of 3 wagons on turnaround, which will allow the concrete to be placed via pump in circa 6 hours.

Starting pumping at 8am, the pour should be complete by 2.00pm, and subject to the ambient temperature and wind complete by circa 6pm.

Concrete is obviously weather dependant and therefore the times to power float is subject to fluctuation

To try and mitigate excessive noise beyond 6pm, the warehouse pour will be over 3 days (Unless an unexpected occurrence), and the suggested use of power float exhaust silencers.

It is not envisaged to be power floating beyond this time, all precautions will be taken to minimize noise but by nature of concrete, it has to be floated correctly as it begins to cure and set.

A further letter drop will be made days before confirming the date of the pours and the anticipated completion time, and it will acknowledge that the Local Authority is aware of the works but clarifying the set time and power floating is dependant on the weather and not an exact science.

Our site manager and company contact details will be on the letter

13. Drainage

Water containing silt is never to be pumped directly into any water course or surface water drains. Silty water can arise from excavations, exposed ground, stockpiles etc

Silt trap pits / soakaways will be dug to control surface water flows, and if required silt buster tanks will be hired and any suitable water beyond the capacity of the site attenuation will be controlled and evacuated into the system at the rate to be agreed.

The current surface water drainage has been designed to soak away on site, and therefore none should run off to cause issues off site.

Excavations

Measures will be taken to prevent water from entering excavations. This could be by the use of cut-off ditches to prevent entry of surface water. Personnel and/or plant are not to disturb water in the excavation. The means of dewatering excavations in the event there is ingress is to be agreed in advance of works commencing, this would be in the form of a water pump leading to the silt trap pits or the silt buster.

Spoil Heaps/Stockpiles

Spoil heaps/Stockpiles are to be located and sealed daily using the excavator, to be compacted as far as possible. Stockpile soils and fill materials to be kept away from water courses and drains, to prevent pollution by silty water.

Gullies and Drainage

The site has limited / no hard landscape for quite a while, so surface water, will have a current pathway into the ground.

When the construction work commences a hard standing / stoned area will be installed for the temporary site set up, which will initially be with tank containment of waste, and if possible, will be connected to the agreed foul drainage system during the project.

Surface water drainage will be installed as designed and will act as the conduit for the surface water from the roof construction.

It is not our intention to use the road gullies on Church Meadow currently in operation to remove surface water from site.