

# Construction Management Plan



Top O' Th' Trent Public House  
Woodland Street Biddulph  
Stoke ST8 6LW England

## **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**

- 4.1.2 Neighbourly Relations**
- 4.1.3 Considerate Constructor Scheme**

#### **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**
- 4.2.10 Utility Services**

#### **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 soft strip construction works for Top O' Th' Trent Public House Woodland Street. This document includes specific comment on site establishment, logistics and the process of managing the overall environment surrounding Top O' Th' Trent Public House Woodland Street. It will also ensure that the works cause the minimum disruption to the adjacent residents by achieving a safe working and living environment.

The agreed contents of the Construction Management Plan must form part of the development plan and agreed with the Staffordshire Moorlands council. The plan will be constantly reviewed and any changes and/or improvements will be added and agreed with the Council and the plan revised and re-issued

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development.

This Construction Management Plan is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept informed of progress and future works on the project.

The information provided in this document is an overview of the key project activities at Top O' Th' Trent Public House Woodland Street. Generic statements herein are to be further developed into plans, procedures and detailed method statements as the project develops.

This Plan will be used as the background for the detailed Construction method and risk assessments and will be included in all specialist trade contractor portions of the works.

## 1.2 Project Overview

The project consists of the formation of nine new dwellings consisting of three pairs of semi-detached houses and one block of three houses. The dwelling encompasses Top O' Th' Trent Public House Woodland Street. A site investigation will be carried out prior to commencement on site and the information obtained will be given to the structural engineer for a full foundation design

## 2.0 Project Background

### 2.1 Site Description

Top O' Th' Trent Public House Woodland is a public house in use that is struggling in the current economic climate. The property is situated within a primarily residential area and this has been taken into account in the preparation of this document



### **3.0 Proposed Site Works**

#### **3.1 Preliminary Programme**

It is envisaged that the duration of works described will be 52 weeks (to be confirmed)  
The key elements of the development with regards to the potential impact on the surrounding area are:

- Site Setup. See section 4.2

### **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. This will be particularly important for excavation and structural works.

#### **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. Astwood Properties have found that listening to reasonable concerns and demonstrating a considerate and professional approach will always maintain a well-balanced relationship.

#### 4.1.2 Considerate Constructors Scheme

Astwood properties will register and comply with the requirements of the Considerate Constructors Scheme for the duration of the project.

The works will be carried out in accordance with the Considerate Constructors Scheme and in such a way as to minimise the impact on the local environment and amenities.

A contact board will be displayed outside the site providing contact details. This will include names and telephone numbers of key construction staff so that neighbours and the general public can contact us should they have cause to do so.

A complaints / contact book will be kept on site, which will be used to record details of any complaints. This will include the name of the person making the complaint, the date, time and nature of the complaint and the action necessary to resolve the complaint. The complaints book will be regularly reviewed to ensure that any complaints are dealt with and resolved promptly (*sample below*).

RMSDesigns Architectural Design Services		PROJECT COMPLAINTS REGISTER				
Contract No & Project						
Date Received	Name & Details of Caller	Complaint/Comment /Compliment	RMSDesigns Signature	Action Taken	Date Actioned	Status Open/Closed

## **4.2 Site Establishment**

Full temporary site hoarding will be erected around the complete perimeter of the site which will have access for vehicles and a separate access for pedestrian use. A new temporary electric and water supply will be installed and extended to the proposed new site offices. Access will be maintained for the duration of the works via Top O' Th' Trent Public House Woodland Street. Until such time where the new road will be installed. Astwood Properties will liaise with the client's representative with regard to the details.

### **4.2.1 Access**

Access to the site will be from Woodland Street.

There is a footpath along the frontage of the property with dropped kerbs at 2 locations. The 1 of these will be kept in use for the Public house and the car park at the front and the other will be blocked up. A new road entrance opposite Warwick Street will be installed by the ground works contractor and this will be used for site access. Hoardings blocking the remaining car park will be maintained during the construction process and all agreed with Staffordshire Moorlands Council

During the period when the ground is cleared and the proposed new site levels have been created the unwanted spoil will be removed by means of 6 wheeled wagons. All necessary permits and licences will be obtained in good time from the Staffordshire Moorlands Council. During the period of bulk excavation there will be a continuous transfer of excavation spoil to muck away Lorries via 360° tracked excavator. The Lorries will be parked on site during this operation and the roads will remain swept and clean and when necessary a road sweeper will be bought in.

### **4.2.2 Traffic Management *(Please also see separate detailed Traffic Management Plan)***

Astwood Properties will liaise with any other Main Contractors operating in the adjoining roads to 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. Deliveries will be carefully planned, pre-booked and managed on site to ensure no back up of vehicles in the adjacent roads and timed 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 – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the unloading area.
- Mobile plant will only be operated by a Competent Person with a Banks Person in attendance to any movements
- 

Consultation with Staffordshire Moorlands Council will continue throughout the project to ensure:

- Construction methods minimise the potential impact on nearby residents.
- 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 08.00 – 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.

Astwood Properties shall implement procedures to protect the site from fire.

A Site Fire Safety Co-ordinator will be appointed to assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:

- Hot Work Permit regime.
- Installation of the site firefighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
- Evacuation alarm.
- Material storage and waste control.
- Fire Brigade access will be maintained during the construction process.



#### **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 combination security lock to only allow access for authorised 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**

Scaffolding will be installed and inspected daily and a record of this will be kept in the site office, and to include the following

- edge protection
- access
- Any temporary works

#### **4.2.8 Main Plant**

360° excavators will be used to grade and excavate the site and the foundations and load excavated material will be discharged into Lorries on the site for removal. These excavators will be sized to access and operate within the confines of the site.

A tele handler will be sized to suite the height and the size of the site

Lorry mounted hiabs will be used to off load all materials along with the tele handler

There will be cranes used on site and will be for the lifting of the roof trusses and it envisaged that 2 lift will be required

#### **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 repainted from time to time and 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 localised 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**

Astwood Properties operate an environmental policy in which we pursue the following objectives. To:

Conduct our activities with proper regard to the protection of the environment.

Comply with all relevant regulatory and legislative requirements and codes of practice.

Communicate with local communities to ensure the work causes the minimum disturbance and disruption.

Ensure that our staff have a good understanding of the environmental impacts of our business and what is expected of them to minimise these impacts.

Ensure that our suppliers and sub-contractors are aware of this policy and ensure they apply similar standards to their own work.

Preparation of the Site Waste Management Plan and consultation with supply chain partners and the design team to design out or minimise waste.

#### **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;

Demolition activities will use water as a dust suppressant;

Adjacent road surfaces will be frequently swept clean;

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

All non-road mobile machinery will utilise ultra-low sulphur tax exempt diesel, where available;

All road vehicles will be requested to comply with set emission standards;

Cutting equipment will use water as a dust suppressant or have a local exhaust ventilation system;

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.

Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement.

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. We will ensure all plant used on the site will be effectively silenced.

Where it is necessary to carry out noisy activities these will be carried out in accordance with Local Authority requirements and in consultation with any affected residents.