

**CREST NICHOLSON REGENERATION**

**ELMSBROOK PARK: PHASE 3 & 4**

**CONSTRUCTION MANAGEMENT PLAN**

**8 JANUARY 2018**

This construction method statement should be read in conjunction with the attached TMP which will be updated as the site progresses for clarity

**Contractor and visitor parking**

No contractor parking will be allowed on site where there are occupations e.g. Phase 1 and 2 .The project is essentially on a site with a lot of occupied plots and there are plots that will be getting occupied as we build on it. Staff and visitors will use parking that we will provide on Plots 55 to 90 which are on the 2nd phase of the planned development. Estate roads are controlled by legal signage which will discourage rogue parking.

**Material and delivery logistics**

The attached plan shows the designated transport routes and site access. Arterial roads have been encouraged for access and the shortest route to adjacent dual carriageways identified to keep delivery vehicles off the minor estate roads as far as practicable.

Existing haul road has been identified as a high risk area because we will have the show area open by spring 2019. All entry/egress points will be banksman controlled. The risk has meant that we are looking at a layby closure off the B4100.

During construction all materials will be stored within the confines of the hoarded site. During the fit out works storage areas will be formed within the site boundary external hard standings taking full advantage of the site footprint. Some overspill of sensitive or delicate materials will be stored securely within steel containers.

Materials will be unloaded /loaded initially by either forklift trucks or moffits on lorries within the confines of the hoarding. All activities will be banksman controlled.

Wheel washing facilities e.g. pressure washers will be used at site egress points to prevent spoil being carried onto the public highway and this will be supplemented by road sweepers maintaining road cleanliness if necessary during periods of inclement conditions.

**Security**

The site will be fully secured to the perimeter by 2.4m high timber hoardings in accordance with local authority requirements and lockable gates for vehicle entry. Vision panels lined with Perspex will be incorporated to promote public interest in the project. Sales and marketing logos and livery will be displayed on the hoarding face.

**Noise**

Considerations:

The need to prohibit night-time working, or where unavoidable, to keep it to an absolute minimum, given the suburban environment and the proximity of existing local residents to the development site;

Scheduling of those activities likely to cause the highest levels of noise and vibration to occur at the times when they will cause the least disturbance to local residents;

The use of visual screening in the form of hoardings and portable noise barriers to screen specific noise sources;

The construction of noise barriers to protect the amenity of local residents and schools in areas where particularly noisy activities are envisaged to continue for lengthy periods of time in close proximity to nearby properties;

Careful consideration of the selection of sites for contractors’ compounds

to ensure that local residents are not unreasonably disturbed.

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| **PROPOSED MITIGATION** | **CONTRACTOR ACTION** | **DEVELOPER ACTION** |
| All supervisors to be familiar with provisions of BS5228, & advised on noise minimisation. | SM to ensure included in induction of all personnel. | Ad hoc checks of personnel knowledge by CNR. |
| Noise levels to be set as per Appended Construction Noise and Vibration Assessment (June 2011) in the working week which will be between 0800 & 1800 on weekdays & 0800 & 1300 on Saturdays all as per the approved planning conditions. | Regular monitoring | ad hoc checks by CNR. |
| No words or music are to be broadcast by radio or other sound reproduction equipment. | Daily checks by  ASM | Ad hoc checks by CNR. |
| Letter drops to surrounding residential areas and schools to warn of particularly noisy periods of works. | Action by CNR | - |
| Silencers or mufflers as appropriate to be fitted to plant & machinery. | Ad hoc checks by  ASM. | Ad hoc checks by CNR. |
| Existing hoarding noise barriers/enclosures to be maintained in place to screen the site (2.4m high for perimeters) & any noisy equipment. Barriers to be erected in accordance with wind-loading requirements in BS6399. | Daily checks by  ASM. | Ad hoc checks by CNR |
| Delivery vehicles not to be kept waiting on highway. | SM. | Ad hoc checks by CNR. |
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**Dust/Air quality Control**

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| **PROPOSED MITIGATION** | **CONTRACTOR ACTION** | **DEVELOPER ACTION** |
| All supervisors to be familiar with the provisions of BRE Report 456: “Control of dust from construction and demolition activities”. | Induction of all workforce and staff | Ad hoc checks of personnel knowledge by CNR. |
| Recycling activities that have the potential to generate dust to be sited in such a way to minimise dust nuisance to sensitive receptors. | Regular checks by  ASM. | Ad hoc checks by CNR. |

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| **PROPOSED MITIGATION** | **CONTRACTOR ACTION** | **DEVELOPER ACTION** |
| Where possible over-site hard standing to be retained & haul routes to be hard surfaced. | Locations to be agreed by SSM. | Ad hoc checks by DEM. |
| Vehicles carrying dusty materials onto and off site to be suitably covered. | Regular checks by  ASM. | Ad hoc checks by DEM. |
| Site roads to be swept and sprayed with water to prevent dust nuisance. | Regular checks by  ASM. | Ad hoc checks by DEM. |
| All materials and spoil to be stored on site to be sheeted or damped down as appropriate in dry weather to reduce dust. | Regular checks by ASM in liaison with ECO &/OR SM. | Ad hoc checks by DEM. |
| All vehicles leaving the site where necessary to be subjected to wheel cleaning as necessary. | Ad hoc checks by ASM & ECO &/OR SM. | Ad hoc checks by DEM. |
| Site vehicles to be preferentially sought to have vertical exhausts to limit surface dust re-suspension, | SSM to approve vehicles noting this feature. | Ad hoc checks by DEM. |
| Activities found to be generating dust in conditions where this being spread to affect the public to be stopped, rescheduled or mitigated. | ASM to decide in liaison with HSM & EPO. | DEM to advise if required. |
| All plant to be fitted with diesel particulate filters. | SSM to approve vehicles noting this feature. | Ad hoc checks by DEM. |

**Working Times**

Monday – Friday 08:00 to 18:00 Hours

Saturday - 08:00 to 13:00 Hours

Sunday and Bank Holiday – No working at all.

**Waste Management**

Segregation of several waste streams will be carried out during the fit out process. The appointed waste management company, responsible for collection of generated waste, treats the material and segregates further into recycling streams. Current statistics for Park Central show a minimum of 95% of our waste being recycled.