

Construction Management Plan

**Westmount New Homes Ltd
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**Project - 39 Second Cross Road,
Twickenham, TW2 5QY**

Construction management plan

Introduction

The purpose of this document is to help minimise impacts from development sites, and relates to both on site activities as well as transport arrangements.

This plan will address how adverse impacts associated with development and cumulative impacts of any other nearby construction sites will be managed. The level of detail will depend on the type and scale of the development.

Development must be carried out in full accordance with approved construction management plans at all times. Failure to provide an approved construction management plan prior to commencement (including demolition works) and to adhere to it during the course of the development could constitute a breach a planning control and may result in enforcement action being taken.

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1.1 Introduction

1.2 Planning reference number

1.2.1 22/T1072/TCA

1.3 Site address

1.3.1 39 Second Cross Road, Twickenham TW2 5QY

1.4 Project details and overview

1.4.1 The proposed start and end dates for each phase of the development, as well as an overall programme timescale is attached as a separate document.

1.5 Site description and context

1.5.1 The site is to the rear of 39 Second Cross Road, in the rear garden.

1.5.2 We are building a new build 132m² two bed house using traditional brick and block methods. Access to the site is via Chestnut Road (which is a residential road with houses on both sides). We have a turning circle at the entrance to our site for all deliveries and heavy-duty vehicles. There are all existing utilities already on site at number 39 and there is one tree preservation order in place.

The nearest potential receptors likely to be affected by activities on site such as noise, vibration, dust, fumes, and lighting are the residential properties on either side of Chestnut Road and four terrace mews houses to the rear.

2.1 Site management

2.2 Site personnel

2.2.1 Contact information:

- Contact details of the person responsible for the production and submission of the construction management plan – Mark King – 07958 515763
- Contact details of the person(s) responsible for compliance with the construction management plan – Mark King
- Contact details for the project manager with day-to-day responsibility for the development (if different to the above) - Mark King
- Contact details of the person(s) responsible for community liaison and dealing with any complaints from members of the public, regulatory bodies, and occupiers of other adjacent premises – Mark King
- The head office or registered address of the main contractor with responsibility for implementation of the construction management plan – 54 Penhill Road, Bexley, Kent, DA5 3EN.
- The address where the main contractor's company accept receipt of legal documents – as above.
- Any other key development contacts – Paul Francis – 07960 879440

2.3 Development site layout and welfare arrangements

2.3.1 A site layout plan for the site, including locations of the site office, material storage areas, waste storage areas, staff parking, vehicle access point, generators, delivery loading/ unloading areas, and details of any site hoardings is attached as a separate document.

2.3.2 For site accommodation and welfare, we will be hiring a container for the duration of the work, which will be split into office/canteen drying room with a portable toilet.

2.3.3 Measures to ensure the segregation of pedestrians, cyclists and development traffic are not of high risk as this is a very quiet residential road. Operatives will guide all deliveries on and off site.

2.4 Site personnel and visitors

2.4.1 All operatives will receive a site induction on their first day reporting on duty. This will include general details of the site, as well as arrangements for welfare, fire, first aid and security. Visitors will also be given a safety induction on their first visit to site.

2.4.2 This construction management plan will be communicated to members of staff and all contractors as part of the site induction and a copy will be held in the site office.

2.5 Managing materials, site storage, and good housekeeping

- 2.5.1 All materials will be stored in designated area shown on the site plan to follow. All waste generated will be kept in skips again, this area will be highlighted on the site plan.
- 2.5.2 We will ensure that stored materials, arisings, and equipment do not cause a nuisance or an obtrusive visual impact to members of the public, nearby residents, and occupiers of other adjacent premises. Storage areas will be defined and monitored daily.
- 2.5.3 Materials stored on the site will be adequately secured to prevent unnecessary and unsightly dispersal around the site and public areas e.g. streets, laneways, footpaths and reserves.

2.6 Site security

We will keep the existing fence in place as site hoarding/boundary. We will adapt this fence to install proper site gates for site access. Safety signage and lighting will be provided along the entire length of the fence.

3.1 Community liaison and communication, including complaints procedure

- 3.2 We will display our full company address and contact details on the site hoarding throughout the length of the project. All boards shall detail the nature of the works being undertaken, a contact name, telephone number (including a telephone number to be used outside normal working hours), and a postal address where any enquiries can be sent.
- 3.3 We will post a letter to every property on Chestnut Road and the Mews behind, informing them of our intentions with regards to the start and finish dates and a description of the works with our full contact details provided.
- 3.4 If we receive any complaints from members of the public, regulatory bodies, or occupiers of other adjacent premises, we will ensure that these are passed to the Managing Director straight away and dealt with a manner that expedites the situation as quickly as possible. We aim to promote a safe and happy environment both within and around the site. The telephone number provided to local residents and businesses shall be maintained at all times whilst the development works are taking place in order to respond to any enquiries and complaints.
- 3.5 A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

4.1 Implementation, monitoring, and corrective action

- 4.2 The implementation of the construction management plan will be monitored daily by the Site Supervisor.
- 4.3 When any measures in the construction management plan are not being implemented, we will make a record of this and a suitable plan will be made to remediate the issue.
- 4.4 A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

5.1 Site operations

5.2 Working hours

- 5.2.1 There are no planned works that may have to be undertaken at times outside of the defined regular hours.

The working hours for the development site (including any construction and demolition activity) shall be:

- 08:00 to 18:00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No working on Sundays or Public Holidays
- No Piling operations should commence prior to 09:00

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand as necessary.

5.3 Deliveries and transport of materials, plant, and equipment to site

- 5.3.1 We have no planned delivery arrangements that are required outside of the above hours.

- 5.3.2 All loading and unloading of materials and plant will take place inside the site boundary.

Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

- 08:00 to 16:30 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No deliveries on Sundays or Public Holidays

Any deliveries outside the above hours cannot be undertaken without prior written approval of the local planning authority.

5.4 Highways and development traffic management

- 5.4.1 There are no temporary construction access point(s) or temporary signage required for the proposed development.

- 5.4.2 There is on site parking for 2 cars. We will also be advising everybody to use local transport.

- 5.4.3 Routing plan(s) for any heavy duty vehicles (HDV) and construction traffic will be highlighted on the site plan.

5.5 Noise and vibration

5.5.1 We are not anticipating high levels of noise or vibration on this project. There will be a digger and a dumper at the start of the project, however, they are digging into soil. No pilings are required and there are no noisy operations such as breaking out concrete, demolition etc.

5.5.2 We can provide noise measurements if we are required to by the Local Authority.

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available) and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- All generators used on site should not be audible at or beyond the site boundary outside of approved working hours
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible at the site boundary.

There are British Standards (BS) that provide codes of practice for the control of noise and vibration on construction and open sites (BS 5228-1: 2009 + A1: 2014 and BS 5228-2: 2009 respectively). The measures and procedures contained within these documents are considered to represent best practicable means for noise control on construction sites. These codes of practice should be used to inform your proposed site specific control measures included within this construction management plan.

5.6 Dust

5.6.1 Dust mitigation measures will consist of damping down and on-tool extraction.

5.6.2 If necessary, we will provide a wheel wash to prevent the spread of mud and dirt onto the public pavements and roadways.

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- All vehicles carrying dusty materials shall be securely covered.
- Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate). A water suppression contingency plan should be included detailing water supply to site and what equipment will be kept available (e.g. number and size of bowsers, sprinklers, mist canons etc.)
- Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.
- Dust suppression techniques should be properly designed, used, and maintained in order to be effective. For example, where water is used for dust suppression, an adequate supply of water will be needed and water suppression systems will have adequate frost protection.

5.7 Air quality

- 5.7.1 We will maintain a list of plant used on the site, and a copy of this will be held in the office.
- 5.7.2 All plant will be hired in, and will therefore be regularly serviced. Handover paperwork will be retained on site.
- 5.7.3 Records shall be kept on site which provides proof of emission limits including legible photographs of individual engine plates for all NRMM equipment. This documentation shall be made available to local authority officers on request.
- 5.7.4 We will switch off any plant when not in use, to cut down on emissions.

5.8 Mud

- 5.8.1 If necessary, we will provide wheel washing facilities and other measures to prevent mud or other materials being deposited onto the highway.
- 5.8.2 Regular sweeping of access roads to the site will be carried out where mud is likely to affect residents and/or highway safety. In dry conditions damping down of road surfaces will be carried out to control dust.

5.9 Artificial lighting

- 5.9.1 Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).
- 5.9.2 The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.
- 5.9.3 Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the development site.
- 5.9.4 The use of external lighting overnight will be minimised consistent with safe access, egress, and security of the development site.

6.1 Waste management

- 6.2 All waste will be placed in skips, which will be sited within the boundary of the site. If the weather is windy, we may cover the skips to prevent debris and dust from blowing out.
- 6.3 A ground survey has identified low levels of lead in the ground. We are arranging for a suitably certified waste facility to arrange collection and recycling of these arisings. This waste will be stored separately until it is taken off site, and this will be in a covered container.
- 6.4 This is a new build and a specific asbestos survey has not been carried out.
- 6.5 There shall be no burning of waste at any time on development sites.
- 6.6 We will have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.
- 6.7 We shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves).

7.1 Environment

7.2 Soil and land management

- 7.2.1 Details and locations of all planned storage areas for site won materials (e.g. topsoil, contaminated ground) or construction materials, will be shown on our site plan.
- 7.2.2 Please provide details of your procedures for controlling and dealing with spillages, reducing the need for stockpiling and/or controlling the size of stockpiles, environmental monitoring, and regular site inspections.
- 7.2.3 Please provide details of your procedures for identifying and dealing with any previously unidentified contamination discovered at the site during development.

7.3 Control of watercourses and ground water

- 7.3.1 We will avoid using any substances that may contaminate the water resources at the site. This will reduce risk that they will accidentally enter the water supply.

Water run-off will primarily be to control dust and for wheel washing. This may enter the water supply through the usual drainage channels as it will not cause contamination. We do not anticipate that we will be using high levels of water.

8.1 Appendices and supporting documentation

8.2 Please use this section to provide any supplementary or supporting documents too large to include in the main construction management plan, such as:

- a. Drawings
- b. Noise assessments
- c. Dust risk assessments
- d. Risk assessments
- e. HDV routing plans
- f. Traffic management plan
- g. Non-road mobile machinery (NRMM) data sheets

9.0 Glossary

AIR QUALITY MANAGEMENT AREA (AQMA)	An area where air quality objectives are likely to be exceeded. Declared by way of an order issued under the Section 83(1) of the Environment Act 1995.
ARISINGS	Materials forming the secondary or waste products of an industrial operation.
CLEAN AIR ZONE (CAZ)	A zone implemented by a local authority setting nationally set emission standards for vehicles. Non-charging zones can be implemented through policies covering bus and taxi emissions. Charging zones require non-compliant lorries and possibly vans to pay a charge to enter the zone.
DEVELOPMENT	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.
ENVIRONMENTAL IMPACT ASSESSMENT (EIA)	Assessment required for projects specified in Environmental Impact Assessment Directive. Governed by the Town & Country Planning (Environmental Impact Assessment) Regulations 2017.
HEAVY DUTY VEHICLES (HDV)	A vehicle, lorry, or bus greater than 3.5 metric tonnes (3500kg) gross vehicle weight.
NET POWER	The engine power in kW obtained on a test bench at the end of the crankshaft, or its equivalent, measured in accordance with the method of measuring the power of internal combustion engines specified in UNECE Regulation No. 12.
NON-ROAD MOBILE MACHINERY (NRMM)	Any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork - that is not intended for carrying passengers or goods on the road, and is installed with a combustion engine - either an internal spark ignition (SI) petrol engine or a compression ignition diesel engine.
RE-ENGINEING	The action or process of replacing the engine of a vehicle or plant/equipment.
TREE PRESERVATION ORDER (TPO)	An order made by a local planning authority in England under the Town and Country Planning Act 1990 to protect specific trees, groups of trees or woodlands in the interests of amenity.