

CONSTRUCTION MANAGEMENT PLAN

&

GENERAL INFORMATION

PROJECT

The Construction of a New Industrial Warehouse

for

Wrangle Box Property Ltd

Date: November 2023

Table of Contents

1.0	Introduction
2.0	Description of Works
3.0	Sequencing the Works
4.0	Site Establishment and Welfare Arrangements
5.0	Environmental
6.0	Traffic and Plant Management
7.0	Site Security and Access
8.0	Complaints Procedure and Monitoring of Construction Management Plan

1.0 Introduction

The purpose of the Construction Management Plan is to address the procedures, sequencing and construction methodology anticipated by the Project Team engaged in the planning, liaison and construction of the Project. The plan outlines proposals on traffic and environmental management measures to be adopted during construction.

The outline Construction Management Plan forms part of the discharge of planning conditions. It is also designed to be a live document which will develop during the Project.

2.0 Description of the Works

The construction of a new clad warehouse, associated hard standings, formation of SUDS Pond and associated drainage.

Works are to include the formation of additional areas of hard standings.

3.0 Sequence of works

Commencement Date: To be confirmed

Site Establishment

Formation and installation of floor slab and internal drainage

Erection of steel frame

Wall panels to be installed

Drainage and formation of SUDS Pond

Hardstandings to be formed

4.0 Site establishment and welfare arrangements

Welfare and storage of materials located in Compound area on site – to be located prior to entering the construction area.

Welfare facilities to include:

- Welfare on site to be as required under the Construction (Design & Management) Regulations 2015.
- Canteen area
- Site office.
- Toilet facility

Material storage and distribution

Material storage and site compound including welfare and offices is to be located in the areas identified within the site set up drawing.

Construction Stage

To have secure storage facility within compound (container)

Any material handling around site will be by telehandler with craneage being brought to site for the placing steels as required.

General material storage to be within compound area with materials being distributed from the compound.

Materials such as concrete and hardcore to be placed on delivery in the location where construction being carried out. These will be mainly for the forming of the substructure, hard landscaping/car parking.

The materials for the building superstructure, finishing and external works to be delivered and generally erected/installed as works progress with any storage within the compound area.

5.0 Environmental

The Contractor will be expected to provide details of his onsite environmental coordinator who will be expected to deal with traffic management, car parking, noise and dust monitoring/control, fuel, vibration and other environmental issues.

All works should be carried out in accordance with the Environment Agency Pollution Prevention Guidelines' including 'PPG6 'Guidance for working on construction or demolition sites'.

Working hours for the site are likely to be 07.30 – 18.30. Monday – Friday and working on Saturdays will be between 8.00-13.00. There will be strictly no plant operations outside of these hours.

Tree Protection

The site perimeter is to be established at a distance to ensure that it acts as tree root protection as well as site security.

Noise and Environmental Pollution

Noise Monitoring

Noise levels from individual items of plant will not exceed 110 db(A).

Noise levels are to be maintained within the recommendations of 'The Control of Noise at Work Regulations 2005'

As yet the quantity and type of plant to be attending site at one time has not been determined.

Should noise become an issue, noise will be monitored at peak times on site, and if necessary, a minimum of twice a day at both positions using a Hand Held Analyser that meets the requirements for integrating averaging sound level meters in accordance with BS EN7445. Information will then be collaborated into a table where the average for the site is calculated as twice a day readings if reported back to the LPA.

The plant and equipment for the work is to be selected so as to keep the noise levels to a minimum. All plant and equipment being used should be inspected /serviced at regular intervals and maintained when necessary.

All plant and equipment will be positioned accordingly on site so as to cause minimum disturbance to local residents.

Noise levels will be monitored on a regular basis and any safeguards will include 'Guidance as set out in BS5228: Part 1 2009 & 1A 2014.

Construction Dust

Environmental pollution will be kept to an absolute minimum and damping down will be carried out as required by site conditions if excessive dust.

Any lorries leaving site will be sheeted and if necessary damped down prior to being loaded.

Sustainable Soil Usage

Where practical soils excavated onsite are to remain onsite and be used elsewhere within the development.

Construction Vibration

It is recommended that construction vibration levels are subject to a watching brief with vibration measurements taken as necessary.

Disposal of Waste Materials (Hazardous and Non-Hazardous)

Disposal of all waste materials will be in accordance with current regulation requirements. Any hazardous waste will be transported by a registered carrier to a licensed tip – strictly in accordance with the Hazardous Waste Regulations 2005.

All waste/spoil carriers should have debris netting covering loads when leaving site.

Temporary lighting

It is anticipated that the works will be carried out during normal daylight hours and that if any temporary external lighting is required it would be provided by mobile tower lighting located within the site adjacent to the car parking area. Lights will have sensors and will not be left on out of site hours

Storage of materials on site

Construction materials such as cement, oils and fuels, etc have the potential to cause pollution. All fuel, oil and chemical storage must be sited on an impervious base within a secured bunded area of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant will be refuelled within a designated area of hardstanding.

Plant is to be fully maintained to avoid accidental discharges and storage of fuels is to be managed in accordance with current legislation. The Contractor should have spill kits available.

Works on or near any watercourse

All works should be carried out in accordance with the Environment Agency 'Pollution Prevention Guidelines' including 'Works and maintenance in or near water: PPG5'

The SUDS pond once constructed will be protected from being polluted due to debris from the site or any discharges of fuel from the plant being used on site. This will include the provision of fencing with debris netting, if required, to prevent site rubbish from being blown in. All vehicles/plant will, where any fuel is required, be refuelled away from the water course and spill kits will be available at all times.

There is to be no concrete mixing within 5.00m of any watercourse

No herbicides are to be used without prior written approval from the Environment Agency or Drainage Board

6.0 Traffic and Plant Management

Where possible all vehicles are to be flat bed and the use of articulated lorries is to be kept to a minimum.

Material deliveries will be organised, to avoid the peak times when local roadways are more congested.

Site vehicles will have wheels washed down prior to leaving site to reduce unwanted debris being spread to the highway. Wheel washing is to be located close to the site entrance. There will be mobile wheel washing equipment on site throughout the construction period and every vehicle requiring wheels cleaning prior to leaving site will be cleaned.

All vehicles are to leave site in a forward gear and there is to be a banksman present especially for exceptional loads or deliveries. The adjoining property owners will be advised of any exceptional loads.

The public rights of way around the perimeter of the site will be kept clear at all times, where possible. If there are any temporary closures they will be agreed and in consultation with the adjoining property users.

No lorries are to remain on the Wrangle Bank. If necessary there is to be liaison with the Liaison County Council Highways Department.

Access is to be from the existing yard onto the site. Vehicles will approach site from Broadgate onto Wrangle Bank.

Plant is to be fully maintained to avoid accidental discharges and storage of fuels is to be managed in accordance with current legislation. The Contractor should have spill kits available.

Consideration should be given to prevent any risk of contamination of existing watercourses and the adjoining land.

The Contractor shall be responsible for ensuring that all tools, equipment, plant and machinery used during works on the site are:

- Suitable for the purpose to which they are applied
- Inspected prior to each use and use discontinued where any defect is found
- Subject to regular testing and inspection as required under The Provision and Use of Workplace Equipment Regulations 1998 (PUWER) or other relevant legislation
- Only operated by fully trained and competent persons
- Not left unattended on the site at any time unless secure
- Comply with the 'Lifting Operations & Lifting Equipment Regulations 1998 (LOLER)'

Car parking is to be on site in the areas of existing hard standing.

All site personnel will park on site with personnel encouraged to vehicle share.

7.0 Site Security and Access

Access onto site can be gained from the A52 onto Broadgate and then Wrangle Bank. These roadways have existing parking places established.

If required there will be finger boards located on the routes giving direction to the sites which will need to be agreed with the relevant Highways Departments. The Contractor will be expected to regularly monitor the signage.

All site personnel are to sign in and out on a daily basis in the register located in the site manager's office.

All visitors coming onto site must wait inside the entrance/compound area for the site manager. Visitors must receive a site specific induction, be wearing all minimum PPE requirements and be accompanied by the site manager or his representative whilst on site.

'Heras' type temporary security fencing shall be erected around the perimeter of the works where required to form a safe working enclosure

8.0 Complaints procedure and monitoring of Construction Management Plan

There will be a designated Environmental Coordinator on site at all times who will deal with any daily matters who will ensure with the visiting Contracts Manager the Construction Management Plan is being implemented and that any feedback is actioned. There will also be a contact number for the office which will also respond to any complaints or feedback