

# **CONSTRUCTION MANAGEMENT PLAN**

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## **GENERAL INFORMATION**

### **PROJECT**

**Construction of 26 Dwellings  
Land adjacent to London Road/Drainside,  
South Kirton, Boston**

for

**RICHARD REED BUILDERS Ltd**

Date: January 2018

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## **1.0 Description of the Works**

The construction of 26 residential properties including access road, mains drainage, provision of utilities and forming of associated landscaping.

## **2.0 Sequence of works**

Commencement Date: To be confirmed

Duration of the Works: To be confirmed

Completion Date: To be confirmed

Phase 1 – Forming of site access, mains drainage and construction of estate road

Phase 2 – Plots 1 – 3

Phase 3 – Plots 24 – 26

Phase 4 – Plots 4 – 6

Phase 5 – Plots 7 – 9

Phase 6 – Plots 10 –15

Phase 7 – Plots 16 – 18

Phase 8 – Plots 21 – 23

Completion phase – Plots 19 – 20

## **3.0 Site establishment & welfare arrangements**

Welfare and storage of materials located in Compound areas 1 and 2

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

To have secure storage facility within compound (container)

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

Materials such as bricks to be located close to plots. All materials to be left in safe state when site is not manned. All areas of working are to be protected by Heras fencing once the site is started to be occupied.

#### Car parking

Is to be generally on site and not on the main London Road

### **4.0 Environmental**

The Contractor will be expected to provide details of his onsite environmental co-ordinator 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 at construction or demolition sites.

Working hours for the site are likely to be 08.00 – 17.30. Monday – Friday and Saturday 08.00 – 16.00. There shall be strictly no plant operations outside of these hours.

#### Tree protection

Trees within the area of working are to be protected in accordance with Mark Hudson 'Tree Constraints and Protection Report.

#### Noise and Environmental Pollution

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 shall be positioned accordingly on site so as to cause minimum disturbance to local residents.

The noise levels shall be monitored on a regular basis.

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

#### 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.

## **5.0 Traffic and plant Management**

Site vehicles will have wheels down prior to leaving site to reduce unwanted debris being spread to the highway. This is to be located close to the site entrance. There will be the need for tree protection.

Where possible all vehicles are to leave site in a forward gear and if necessary there is to be a banks man present especially if exceptional loads or deliveries.

No lorries are to remain on the London Road unless supervised by a banks man. If necessary there is to be liaison with the Lincolnshire County Council Highways Department.

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 agricultural 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)

## **6.0 Site Security and Access**

Access onto site can be gained from the London Road.

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 and wait 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.



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### Housing Schedule

Beds	House Type	Plot No's	No of Units
Private			
4	HT1	4,8(H),10(H),16	4
4	HT2	9(H),18(H),20	3
4	HT4	2(H),21,24(H)	3
4	HT6	3,5	2
4	HT7	6,11,17(H),23,26(H)	5
5	HT9	7,22(H),25	3
4	HT11	1,19	2
Total			22
Affordable			
2	HT8	12,13	2
3	HT10	14,15	2
Total			4
			26

(H)=Handed

I	WW	Various minor layout revisions	22-11-18
H	WW	Plot 7 & 21 switched. Footprint amends	31-10-16
JB	JB	Affordable's reduced, various amends	25-10-16
G	JB	Reduced by 2 plots, units substituted	20-10-16
E	JB	Layout redesigned on new survey base	18-10-16
D	RB	Redesigned to 35 unit + pond layout	27-06-16
C	WW	Northern footway removed	02-11-15
B	WW	Pond removed & replaced with units	26-10-15
A	JB	Plot 43 revised to suit ownership boundary	13-10-15

Rev.	By	Notes	Date
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Project  
London Rd, Kirtan

Drawing title  
Proposed Site Layout

Drawing No. 1170-02-SL01	Rev. 1	Drawn j.r.b.
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Scale 1:500 @ A2	Date 06-10-15	Checked
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All measurements should be checked against on site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy