

CONSTRUCTION MANAGEMENT PLAN

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Stonewood House, Stone Street, Lympne, Kent CT21 4JZ
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Proposal #: Proposed detached two story residential dwelling
Hillcroft, School Road, Saltwood, Hythe, Kent CT21 4PP



CONDITION 17

Y15/0514/SH

ORIGINAL AND 3 COPIES

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Introduction

The construction phase of a single residential dwelling, Hillcoft, School Road, Saltwood, Hythe, Kent CT21 4PP, the project needs to be carefully controlled so as not to have significant impact on the environment, local community and neighbours. The client and the construction contractor have key responsibilities in ensuring that these environmental impacts are controlled adequately. Management during the construction works will be delivered through this Construction Management Plan (CMP). The CMP will detail how construction works will be undertaken and managed in accordance with the Planning Application, Planning Conditions, contractual and legislative requirements and construction industry best practice. This Construction Management Plan forms part of the discharge for planning condition of the planning approval reference Y15/0514/SH.

The Plan provides an overview of the key project activities. Generic statements will be amplified at the appropriate stage of the project execution together with relevant procedures and detailed method statements. This Plan will be used as the template for developing the construction phase Health and Safety plan. In selecting the appropriate constructors, we shall assess their project track record and management procedures to ensure capability to deliver a project safely and with minimum practicable disruption and inconvenience to local residents. Throughout the works the constructors will be required to provide relevant method statements and risk assessments for the works.

Project Organisation and Responsibilities

The CMP will clearly define the role and responsibilities of the project team and descriptions of these roles will be provided in the following sections;

Build Manager

- The Build/Project Manager would have overall responsibility for monitoring the performance of the project against statutory agreements and the agreed objective of the target duties also include;
- Review and approve the Contractor's CMP.
- Identify the competence of all contractors to be employed for the works.
- Review construction method statements with regards to environmental aspects.
- Provide main contact between Contractors and Developers project team.

Contracts Manager

- The Contracts Manager will be responsible for coordination and managing all the environmental activities during the construction works. Such duties include;
- Develop and review the CMP, method statements, work instructions and other specialist procedures.
- Identify competence requirements for all staff and ensure delivery of relevant training to the team.
- Review and improve method statements for all environmental aspects prior to commencement of works.
- Monitor construction activities to ensure that identified and appropriate control measures are effective and ensure compliance with CMP.
- Act as a main point of contact between the regulatory authorities and the project with regards to all issues.
- Provision of advice and liaison with subcontractors to ensure that risks are identified and appropriate controls developed, which are identified in the method statements.
- Assist with the development and undertaking of training for site staff.
- Liaison with Build Manager.

Site Manager

- The site Manager will be responsible for the following;
- Assist the Contracts Manager in developing and maintain the CMP together with other documentation.
- Monitor construction works to ensure any necessary control measures are in place to meet the requirements for the CMP.

- Carry out weekly site inspections and complete an inspection report to identify any actions that are required.
- Maintain a training register and provide training where necessary.
- Assist in responding to complaints.
- In the event of an environmental incident ensure correct procedures are followed.
- Provide information on waste management/reduction procedures to relevant staff.
- Implementation and operation of environmental controls on-site.
- Respond to any environmental incidents such as spills.

Environmental Specialists

A team of experts would be available when required to support the project team. Their role would include the undertaking of any necessary watching briefs.

Construction Management Action Plan

Communication

Neighbourly Relations

The site is within a residential area. The clients currently have and seek to maintain good neighbourly relations. Such relations are assisted greatly by good communication, and by keeping neighbours and appropriate third parties regularly informed of site activities likely to impact on adjoining residents. The contractors and the management team will be receptive to all reasonable concerns of the neighbours and local community and will demonstrate a considerate and professional approach, so as to maintain a well-balanced relationship with neighbours, and the local public during the project.

Notices shall be posed on the site hoarding to keep neighbours advised of anticipated events, general progress of the works and any requirements for any abnormal works. Appropriate signage and information boards will be displayed on the hoarding.

Complaints

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 by the constructor and the client's management team to ensure that any complaints are dealt with and resolved promptly.

Access

Access to the site for contractors, deliveries and visitors will be from the front of the site on School Road.

Traffic Management

The small scale of the proposals means that no construction traffic management plan is necessary. As part of the Construction Management Plan, deliveries will be carefully managed to minimise disruption to neighbours. - Reversing vehicles to be directed by a competent person.

Working Hours

Monday to Friday 08.00- 18.00 – (Deliveries after 09.30)

Saturday 08.00 -13.00

No work on Sundays and Bank Holidays

Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of “out of hours” emergencies relating to this site. This information will be displayed on the hoarding. The constructor shall implement procedures to protect the site from fire. The site manager shall 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 fire fighting equipment
- Material storage and waste control.

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 it remains secure.

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 project.

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.

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 site rubbish removed. The adjacent road and pavement will be kept clean.

Offloading will 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 the site and not allowed to accumulate so as to cause a safety or fire hazard.

Waste and Material Management

A site waste management plan will be prepared prior to the works commencing. All waste materials will be removed from site by a licensed waste.

Air Quality

No specific mitigation, other than adopting the best construction practices are proposed with regards to air quality. The CMP will ensure that measures are in place to minimise dust pollution during construction activities, drier periods and earth works operations.

Noise and Vibration

It is not envisaged that issues associated with noise and vibration will be encountered but industry recognized controls will be initiated.

Control of Watercourses and Ground Water

Precautions will be taken prior to and during construction to ensure the protection of watercourses and groundwater against pollution. These measures would be indicated by site investigations works discussed above, and also the CIRIA Report 532 "Control of Water pollution from Construction Sites and Environment Agency Pollutions Prevention Guidelines principally PPG6 "Working at Construction and Demolition Sites".

Wheel Wash

Site vehicles will have wheels washed down prior to leaving the site so as to reduce unwanted debris spreading onto the highway during major earth works.