



CONSTRUCTION MANAGEMENT PLAN

Gate House, Knowsley Road, Ainsworth, Bury, BL2

5PT

CH Construction Services (UK) Ltd

Prepared by Craig Hamilton

Mobile 07729 460 637

Rev A: 1st Issue

Introduction

This Construction Management Plan (CMP) has been produced by CH Construction Services (UK) Ltd in relation to the planning application for the development of a 5 bed detached house at The GateHouse, Knowsley Raod, Bury, BL2 5PT. This development of land will result in the provision of 1 No new dwelling. Dwelling type - 5 bedroom detached property.

The purpose of this CMP is to ensure the impact of construction work on the local residents and the immediate highway network is kept to an absolute minimum throughout the development process. The CMP provides detail of all measures considered appropriate at this time; however, the CMP is a live document that will evolve as necessary to address issues that may be identified through ongoing consultation with residents as the project progresses.

The Construction Project/Site Manager will be responsible for implementing measures contained in the CMP and will be the point of contact daily for local residents. The Site Manager, along with the commercial department, will ensure that all contractors working on site have public liability cover in place before starting work on site.

This document has been prepared with input from the project Architects, Engineers, and Senior Construction Team to ensure that the CMP can comprehensively address all issues that may arise during the construction works. The CMP has also been checked by CH Construction Services (UK) Ltd Health & Safety Manager, who will ensure continuous monitoring and compliance with all Health & Safety procedures.

General Housing Construction

During the housing construction, deliveries will access the site Via Knowsley Road and the goods will be off loaded on site in the designated material storage area, located in the vicinity of the plot. The area will be clearly segregated and clearly marked and no materials or equipment will be stored outside the site boundaries at any time.

Site Operating Hours

The site working hours will be from 07.30am – 5:00pm Monday to Friday and 8:00am – 1:30pm on Saturdays if necessary. Sunday or Bank holiday working will not be allowed.

Deliveries

No deliveries will be permitted at weekends or during public holidays.

Deliveries will be taken between 8:00am and 5:00pm from Rigid Lorries, operating a drive-on, unload, drive-off and exit. In some circumstances, a banksman will reverse large vehicles towards the public highway. Wagons will be mechanically unloaded on the site and on hard standing to reduce usage of the road.

Construction Compound Location

The location of the compound to house the site welfare and site office will be on the driveway of the property. The compound will be on hard standing and secured with Heras fencing with access gates.

Contractor's Car Park

The contractors parking area will be on site to the left of the gate house, away from the construction works.

Construction Vehicle Route

Construction vehicles and deliveries will access the site from Church Street, turning on to Knowsley Road.

Loading and unloading of plant and materials will take place onsite adjacent the plot.

Please note that storage of plant will be in a secure location, within the site area.

Health and Safety Plans

The plans will be formulated by the inhouse H&S professional team employed directly by CH Construction Services (UK) Ltd who will co-ordinate CDM activities and audit on a bimonthly basis.

Dilapidation Survey

Photographs shall be taken of the site and surrounding areas before works commence and these photographs shall be taken on a regular basis to ensure the area we are constructing in isn't affected unnecessarily.

Emergency Access Maintenance Provisions

The Access road to the construction site will be regularly checked and maintained to ensure full access for all emergency vehicles at all times. No plant or materials shall be stored on the access road.

Nuisance Control

A range of measures will be implemented to ensure that the potential impact of the works on local residents and neighbours will be minimised. These measures are discussed in turn below.

Dust Control

Dust will be controlled by damping down using a bowser or road brush attachment to the forklift truck and if necessary, a daily road sweep. Construction dust such as grinding dusts will be reduced locally by use of the damping down system (dust suppression kit). Any materials such as stone with potential to generate windblown dust will be sheeted as required.

Wheel Wash

Site vehicles will use hard surface areas only to minimise mud displacement onto existing highway. A wheel wash facility will also be provided to wash down site vehicle wheels prior to leaving site to reduce any further unwanted debris spreading onto the highway (Church Street).

Noise Pollution

Noise assessments of the processes have been undertaken and we do not anticipate any noise pollution above recommended levels. Rotary cutting tools on site will produce noise but short bursts of usage will not exceed noise pollution limits. These will also be used at sensible times, knowing occupied properties surround the development.

Existing boundary treatments and trees that surround the site will also assist in acting as a noise barrier. The restriction in site operating hours will be carried out in accordance with Bury Borough Council guidance, thus preventing the carrying out of any noise disruption outside these hours or during weekends and public holidays.

Storage of Materials

Materials storage will be at the side of the plot, utilising driveways wherever possible. Construction materials such as cement, oils and fuels have the potential to cause pollution. All fuel, oil and chemical storage must be sited on an impervious base with a secured bund of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant, spill kits will always be alongside in the eventuality there is a spillage. Mobile plant would be refuelled either off site or within a designated area on hard standing. All pumps/hoses etc. would be checked regularly via mandatory inspection check sheets. This will be in the compound area (site office).

Provision is also made for segregation of construction waste that will be recycled accordingly.

Site Security

All construction materials will be stored on site in a secure location. The Compound/Storage area will be enclosed within the proposed hoarding / fencing along its boundaries with gated access. The site will be locked outside of working hours to ensure that all materials and equipment are stored securely.

Other security measures such as Security Guards & security cameras can be utilised where necessary.

The Site Manager will be responsible for site security and emergency procedures and contact information will be provided on site for out of hours incidents.

General Site Safety

The Site Manager and Health and Safety Manager will ensure that residents are aware of how the construction works are progressing and an update will also be provided to the Local Community, and this will provide an opportunity to raise any issues that may arise.

The Site Manager will keep in regular contact with local residents and affected parties by regular letter drops providing contact details to deal with any complaints. Site noticeboard will provide contact details and any out of standard working hours contact information.

Summary

This Construction Management Plan relates to the proposed development of a 5 bed detached house at The GateHouse, Knowsley Raod, Bury, BL2 5PT. The purpose of the CMP is to ensure that the impact of construction works on local roads, local residents and the immediate highway network is kept to a minimum.

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed with the Council. The person/s responsible for implementing the CMP shall work with the Council to review this CMP if problems arise in relation to the construction of the development and complaints from local residents. Any future revisions to this plan must be approved by the Council and complied with thereafter.