



Construction Management Plan

Morris Street

General Information

Site Address

The works comprise of the residential development of a site located off Morris Street - Land off Morris Street, Radcliffe, M26 2HF

Contract Description

This project comprises of the design and construction of 25 No. houses, complete with associated hard and soft landscaping, access road and parking areas, siteworks, drainage, services and connections, highways roads and sewer adoptions, all to provide a complete scheme. Construction activities include, temporary works and welfare facilities. Groundworks, drainage and services, roads, Piling, concrete and reinforcement, brickwork and blockwork. Roofing, internal joinery, mechanical Installations and electrical Installations. Plaster boarding, linings and plaster. Painting and decoration. Turfing and planting, hard and soft landscaping, fencing, paving and clearing site upon completion

Project Programme

The Main Contract Programme for this development is 82 weeks, initial commencement will be October 2021.

Risk Assessment & Method Statements (RAMS)

Watson Homes will require all sub-contractors on site to provide a set of RAMS for their scope of works prior to working on site. All RAMS will be reviewed and approved by Watson Homes Health and Safety Manager prior to works commencing on site to confirm they are adequate for the scope of works.

Site Welfare

All welfare on site will be in compliance with the requirements of the HSE and Considerate Constructors. Watson Homes standard is to include the following welfare facilities:

- Running hot and cold water
- Heated accommodation
- Provision for workers to dry clothing and footwear
- Provision of suitable office accommodation for the site management team
- Provision of suitable meeting space for the client (where applicable)
- Provision of accommodation for workers to take breaks and eat within
- Suitably sized toilet blocks connected to main drainage, where possible
- Furniture
- Fire extinguishers for accommodation

Hours of Site Operation

The working hours on site will be as follows:

- Monday to Friday: 8am-6pm
- Saturday: 8am-2pm

Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of agreed working times so long as they do not result in significant disturbance to neighbouring occupiers.

There may be some site set up activities prior to 8am, but machinery, equipment etc will not normally be switched on prior to this.

Excessive noise / vibration will be limited to the hours between 9am and 5pm Monday to Friday and 9am to 2pm on Saturdays. No works will take place on Sundays or Bank Holidays.

Parking

Parking of Visitors and Site Operatives will be on site where practically possible, a parking area has been identified until construction of these properties commence towards the latter end of the project however, as the

site comes to an end we hope to open plot driveways and allow the continuation of on site parking. Space is limited and when full parking will then be on the surrounding streets. Care will be taken not to park in front of driveways, and other points of access.

Operatives will be informed of parking and traffic management arrangements as part of site inductions carried out. The Site Manager shall check on a regular basis that no parking associated with site activities causes a nuisance to others.

Construction Methodology

The anticipated foundations for this development are expected to be piled foundations although we are awaiting the final piling strategy.

The site will be constructed using a mixture of traditional masonry construction with a timber truss roof. The external façade of the units will be a brick skin in line with the approved elevations.

Scaffolding will be erected during the erection of the superstructure; all scaffolding works will be performed by a suitably qualified contractor. Scaffolding will be inspected weekly whilst it is erected to ensure it is safe to use. Given the position of the site no oversailing of the scaffolding is expected onto any of the surrounding pavements.

Site Security

Prior to starting on site, Watson Homes will secure the perimeters of the site with temporary fencing. The elevation of the site backing on the alley way of Hassall Street will have timber hoarding installed on timber posts concreted into the ground. All other elevations that the site boundary is shared with public areas will have Herras fencing installed in line with the manufactures install guide. Treelines occupy the South and East boundaries, which separate the site from river and an industrial building.

The site will have 24hour CCTV installation as soon as possible, prior to this a guard will be present for out of hours security. Prior to leaving the site at the end of the working day, Watson Homes Site Management will ensure the site is secure by carrying out daily perimeter checks.

Loading and unloading of plant and materials

Loading and unloading of plant and materials will be from the site access off Morris Street. Delivery vehicles will not be allowed to block access/egress for residents. For larger deliveries, the Site Manager will agree in advance arrangements with the suppliers for wagon driver to park safely away from the site and phone in advance of arrival.

Given that this area is a residential area, the manoeuvring area available is relatively constrained, it is envisaged that vehicles may have to reverse into site and then drive forwards off the site. All reversing will be supervised by two competent banksmen safely located either side of the vehicle to ensure safety of other traffic and pedestrians.

Plant and materials will be unloaded inside the site boundary, by mechanical means. Removal of waste from the site will be by wagons loaded inside the site boundary and then driven away from site.

All heavy goods vehicles and deliveries shall be limited to between 8am and 5pm Monday to Friday and 9am to 2pm Saturday with no movements on Sundays or Bank Holidays.

Storage of plant and materials

Storage of all plant and materials is required to be within the fenced site area and in areas designated by the Site Manager.

For the main site works, storage areas will be established in the compound area. Management of removal of spoil, programming of deliveries will be carefully managed to ensure that materials/waste stored on site is kept at optimum levels.

COSHH materials will be kept in a COSHH store, drip trays/plant nappies will be provided for all fuelled equipment, any fuel bowsers will be double walled. A mortar silo will be installed on a suitable platform with stop blocks.

Storage areas will be organised to provide safe travel/transportation routes minimising risk of collision, damage or loss of materials. All plant will be secured at the end of each working day. Small plant, tools etc will be taken off

site or locked in a secured cabin. Access equipment will be removed, locked up or protected to prevent unauthorised use.

Non-inert waste will be placed in skips and either removed daily or secured overnight.

Measures to prevent deposition of dirt on the public highway

It is anticipated that dirt and dust should be limited due to the majority of areas within the construction zone already having a clean running surface.

A water supply and water bowzers will be provided to the site for the duration of the construction period to enable the Site Manager to ensure suppression of dust and to clean away mud from wheels.

The site manager will arrange for road sweepers to attend site as necessary to remove any mud from the carriageways and footpaths during the day. All debris shall be removed from the wheels prior to the vehicles leaving site and that any mud that is deposited on site will be cleaned immediately.

Control of dust and dirt

Works will be planned to minimise the extent of storage of materials from which dust could readily arise. The Site Manager shall ensure dust suppression measures are put in place. Control of dust from specific operations, such as cutting, is controlled strictly through risk assessments and method statements to protect the operatives' health. Materials will ideally arrive to site pre cut to size, if cutting is required this shall be controlled with vacuums and other forms of dust suppression dependant on the operation.

Wagons removing waste that could produce dust shall be sheeted over on site. Any storage of such waste on site shall be removed daily or covered over.

All gullies new and existing will be fitted with silt bags to ensure no pollution to water sources.

Recycling/disposal of waste

Suitable spoil from drainage excavations will be segregated and reinstated in trenches.

Waste will be segregated on site or, if not, will be segregated at a waste transfer station by the appointed skip hire company. Waste transfer notes will be obtained for all consignments of waste removed from site.

The Site Waste Report will be completed with the details of waste arising from site and percentages re-used, recycled on and off site, and sent to landfill.

Community Engagement

We shall engage with the community in various ways, a monthly newsletter will be delivered. Notice will be regularly updated, due to the current pandemic face to face contact will be minimised until further notice. Watson Homes will be looking to provide employment opportunities within our business and offer work experience opportunities at local high schools who are interested in a career within construction.

Approval Log

Written By:	Mike Watson	Date	20 July 2021
Approved By:	Nathan Robinson	Date	

Change Log

Change	Rev
Initial Issue	01