



RIDGE

**CONSTRUCTION MANAGEMENT PLAN
NEW HOUSING PROGRAMME-CIRCUIT LANE
READING BOROUGH COUNCIL**

15th June 2020

NEW HOUSING PROGRAMME – CIRCUIT LANE READING BOROUGH COUNCIL

Date: 15th June 2020

Prepared for

Reading Borough Council
Civic Offices
Bridge Street
Reading
Berkshire
RG1 2LU

Prepared by

Ridge and Partners LLP
Beaumont House
59 High Street
Theale
Berkshire
RG7 5AL
Tel: 0118 932 3088

Contact

Barry Smith
CDM Principal Designer
bsmith@ridge.co.uk
07795 307099

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1. INTRODUCTION

This Construction Management Plan has been prepared by Ridge and Partners LLP to support the planning application made by Ridge and Partners LLP on behalf of Reading Borough Council and which was granted by Reading Borough Council.

The application being for the redevelopment works at land on 76 Circuit Lane, Reading, RG30 3HW.

This document supports pre-commencement conditions, which requires the submission and approval of suitable Construction Management Plan (CMP) by the local planning authority prior to the works commencing.

The CMP is to outline the following:

- A) Routing of construction vehicle to and from site.
- B) Parking and turning areas for construction and delivery vehicles and site personnel.
- C) Timing of deliveries.
- D) Provision of wheel washing facilities.
- E) Temporary traffic management / signage.

Following appointment of the Principal Contractor for the project, further details describing the arrangements and controls during the construction phase shall be provided to the local planning authority in the form of their Construction Phase H&S Plan.

In compliance with the Construction (Design and Management Regulations) 2015, Ridge & Partners LLP have been appointed by Reading Borough Council as the Principal Designer for the construction of the new housing development at land on 76 Circuit Lane.

In accordance with the above regulations, the Client wishes to minimise risk to all parties involved in the contract, use and maintenance of the building, and those in the immediate surroundings.

2. PROJECT INFORMATION

2.1. Project Description

The project is located at:

76 Circuit Lane
Reading
Berkshire
RG30 3HW

The works comprises of the construction of traditional new build residential dwellings and associated works on site.

1 x 2 storey house

Surrounding environment:

The Site is located nearby to occupied residential properties which will remain in occupation throughout the Main Contract Works and the Principal Contractor will be required to liaise closely with all building occupants adjacent to the Site throughout the construction phase.

3. CONSTRUCTION MANAGEMENT REQUIREMENTS

The appointed Principal Contractor will ensure compliance with all relevant legislation, approved codes of practice and best practice. Their CDM Construction Phase Health and Safety Plan will be developed in consultation with the contractors who will be involved and affected by it, and the Principal Contractor will request any additional information required for the Plan from the design team or through the Principal Designer.

The Principal Contractor will submit the final Construction Phase Health and Safety Plan and details of the welfare arrangements to the Principal Designer for review at least two weeks before the intended commencement date. The review of this plan will follow HSE's guidance and is defined in the Construction (Design and Management) Regulations 2015.

The Principal Contractor will not commence any work on site (including site set-up) until he has received written confirmation from the Principal Designer that his Construction Phase Plan, risk assessments & method statements (RAMS) and welfare arrangements are suitable.

Detailed proposals for the following will typically be included in the plan to be submitted:

- Site layout plan;
- Site access and traffic plan;
- Risk Assessments and Method Statements;
- Welfare provisions;
- Site supervision details.
- Site liaison contacts
- Minimising the impact of vibration, air, dust, light and noise pollution.

This list is not exhaustive.

The Principal Contractor will be expected to review and revise his Construction Phase H&S Plan as necessary throughout the project and this will be an agenda item during site visits and audits.

The Principal Contractor will include detailed reports on site health and safety management as part of his regular progress reports, which shall include:

- Summary of all accidents/incidents including minor and near misses that have occurred during the reporting period and actions taken to prevent a recurrence of similar incidents;
- Copies of all formal site inspection reports for the period, details of any particular actions taken in consequence of the reports, and a summary of the main findings;
- Report on any significant high-risk activities planned to take place over the next reporting period and how the risks will be managed;
- Report on any significant high-risk activities that took place over the last period and how the risks were controlled;
- A review schedule of risk assessments and method statements;
- Confirmation of the number of people inducted during the period;
- Confirmation of toolbox talks and other on-site training undertaken during the period;
- Details of the welfare facilities for the site and the associated cleaning regime.

3.1. Routing of construction and delivery vehicles

The Main Contractor will have dedicated access to the site located at land on 76 Circuit Lane as indicated in Architect plans.

The site is to be accessed via the main Road which is shared road with local residents and other users and will remain in use for the duration of the works.

The Contractor must undertake their works with minimum, disruption to adjacent neighbours / properties. The Contractor will therefore be required to liaise closely as required with all parties as deemed required on all logistical matters in undertaking the works (i.e. delivery of materials / accessing the site) to ensure that minimal / no disruption is caused.

The Principal Contractor will develop a traffic management plan with associated rules that need to be adhered to help reduce the risk to contractors, general public and surrounding business. This will identify times when delivery vehicle movement is to be avoided, access routes, waiting points and loading/unloading areas.

All contractors will be required to provide the Principal Contractor with monthly delivery and waste forecasts for the period ahead, to aid the Principal Contractor with the prediction of movement quantities for each month.

3.2. Parking and turning areas for construction / delivery vehicles and site personnel.

Construction site vehicles, loading and unloading will be in a designated area within the site development which location will be agreed once the Principal Contractor has been appointed.

3.3. Timing of deliveries

These will comply with the working hours stipulated in the Planning Consent defined by Reading Borough Council.

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4

3.4. Control of mud on the road

The plan will also include reasonably practicable measures to be adopted that aim to limit and mitigate the deposition of mud and debris outside of the site boundaries. Such measures may include:

- Hard standing at access and egress points to be cleaned at appropriate intervals
- Correct loading and sheeting of vehicles to avoid spillage when leaving site
- Appropriate wheel cleaning measures and or the use of mechanical road sweepers to prevent accumulation of mud and dust
- Vacuum extraction and flushing of gullies in the vicinity of the site, as necessary

The roads will be left in a clean and tidy condition in accordance with any reasonable requirements of the highway authority.

3.5. Temporary traffic management / signage

It is understood that the impacts on the local community and business from construction traffic for the Project will need to be minimized and that public access is maintained where reasonably practicable.

The impact of road-based construction traffic will be reduced by identifying controls on vehicle types, hours of site operation, delivery slots and routes for large goods vehicles.

It will be especially important for large loads and heavy vehicles to be managed in detail throughout the period they arrive at site through to leaving site.

Additional traffic management measures will be arranged once assessed and could include:

- Measures provided for road safety for the public and construction personnel, and temporary traffic control measures
- Suitably positioned warning or advisory signage to warn other of the construction operations
- Installation of appropriate traffic management signage
- Monitoring of construction traffic impacts or impacts associated with third-party parking on the street
- Procedures to address highway incidents or vehicle breakdowns relating to construction traffic, particularly at peak times.

Much of this will be linked to the Principal Contractor's Traffic Management Plan referred to earlier. This should also aim to encourage the use of shared / sustainable modes of transport to reduce the impact of workforce travel.

3.6. Impact on the highway

It is currently not envisaged that there will be any issues that may impact on the public highway.

Assessments will be made of the interfaces with the highway (incl. footpaths) where this is unavoidable.

Taking account of any permissions required, the project boundaries and public-facing space will be separated by suitable hoardings, fencing, vehicle gates and pedestrian access to facilitate a safe working environment.

This will incorporate appropriate direction signage and key information relevant to the public.

Any damaged caused by construction traffic to the highway will be repaired and rectified by the relevant contractor.

3.7. Pedestrians and cyclists

Pedestrian routes and crossings adjacent to site will be managed during construction to ensure public safety. Site Management will ensure pedestrian/vehicle segregation.

3.8. Neighbour and community liaison

The importance of maintaining and improving relations with local communities is important to Reading Borough Council and the Principal Contractor for the project.

Endeavours will be made to communicate and inform local communities and manage the concerns of those who may be affected by the project or construction. These include local residents, land owners, heritage & community resources and any others with specific defined needs.

More generally, liaison will take place at appropriate times to manage the concerns of the local community as well as the wider interested community during the development works and extend into the construction works.

The development team and construction team respectively will also act as a first point of contact to resolve any issues. Issues could include:

- Health and Safety issues
- Updates on the Project Plan or Programme of works
- Major construction activities that could impact on the community
- Traffic management issues
- Pedestrian and cyclist routes
- Signage and wayfinding
- Complaints

3.9. Security and Safety

It is accepted that public safety is a common concern and should be taken into consideration when organising any significant undertaking or event.

It is usual for the Principal Contractor to use their own organisation's processes and procedures when developing their Construction Phase Health and Safety Plan, but it would be prudent to maintain additional liaison with Reading Borough Council and if necessary the police to ensure local precautions are heeded and incorporated in the thinking.

Common construction related best practice precautions will include:

- Ensuring that hoarding / fencing is in place around the site to prevent public trespassing before works start
- Securing each access gate whilst work is underway
- No materials to be lifted by crane outside the site boundaries unless otherwise notified and the area closed to public access

The Principal Contractor will develop a site security plan in accordance with its company procedures which takes account of Reading Borough Council requirements, where applicable.

The plan will need to include an Emergency Response to address any foreseeable situations that may occur during construction.

Issues to be included in the consideration of security will reasonably cover:

- Fire emergency evacuation and response in case of a major fire. (Contractor to comply with HSE's Guidance "Fire Prevention on Construction Sites")
- Events involving unauthorised access or trespass. (Contractor to take suitable preventative measures)

3.10. Monitoring

As the project is a significant undertaking as opposed to a minor one, the Principal Contractor will be required to register with the Considerate Constructors Scheme (CCS) and comply with its requirements. The Client deems this to be good practice.

The code commits those contractors in the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. The scheme is independently audited by the CCS and points are awarded dependent on the level of compliance.

The Client's Project Team will continue in their planning, managing and monitoring role and routinely liaise with the construction team throughout the project covering technical progress, design decision making, H&S, environmental management and stakeholder liaison with the aim of ensuring construction activity is properly planned and executed ensuring safety and minimising undue impact on the surrounding community and businesses.

The team will be responsible for ensuring a suitable CDM Construction Phase Health and Safety Plan is in place for the project and that it is followed. The team will monitor progress and compliance with the overall delivery programme and ensure plans are reviewed before final approval for implementation and/or where necessary submitted to Wokingham Borough Council's Planning Authority.

The schedule below details the requirements for inclusion in the Construction Phase Health and Safety Plan.

CONSTRUCTION PHASE PLAN CHECK LIST

DOES THE PRINCIPAL CONTRACTOR'S CONSTRUCTION PHASE SAFETY PLAN INCLUDE: -		INFORMATION AVAILABLE	COMMENTS
1.0	Description of project		
(a)	Project description and programme details including any key dates.		
(b)	Details of client, Principal Designer, designers, Principal Contractor and other consultants.		
(c)	Extent and location of existing records and plans that are relevant to health and safety on site, including information about existing structures when appropriate		
2.0	Management of the works		
(a)	Management structure and responsibilities.		
(b)	Health and safety goals for the project and arrangements for monitoring and review of health and safety performance.		
(c) (i)	Arrangements for regular liaison between parties on site,		
(c) (ii)	Arrangements for consultation with the workforce,		
(c) (iii)	Arrangements for the exchange of design information between the client, designers, Principal Designer and contractors on site.		
(c) (iv)	Arrangements for handling design changes during the project.		
(c) (v)	Arrangements for the selection and control of contractors,		
(c) (vi)	Arrangements for the exchange of health and safety information between contractors,		
(c) (vii)	Arrangements for site security,		
(c) (viii)	Arrangements for site induction,		
(c) (ix)	Arrangements for onsite training,		
(c) (x)	Arrangements for welfare facilities and first aid,		
(c) (xi)	Arrangements for the reporting and investigation of accidents and incidents including near misses,		
(c) (xii)	Arrangements for the production and approval of risk assessments and written systems of work		
(d)	Site rules (including drug and alcohol policy)		
(e)	Fire and emergency procedures		

3.0	ARRANGEMENTS FOR CONTROLLING SIGNIFICANT SITE RISKS	INFORMATION AVAILABLE	COMMENTS
(a)	Safety risks, including:		
(a)(i)	Delivery and removal of materials (including waste*) and work equipment taking account of any risks to the public, for example during access to or egress from the site,		
(a)(ii)	Dealing with services - water, electricity and gas, including overhead power lines and temporary electrical installations.		
(a)(iii)	Accommodating adjacent land use.		
(a)(iv)	Stability of structures whilst carrying out construction work, including temporary structures and existing unstable structures.		
(a)(v)	Preventing falls.		
(a)(vi)	Work with or near fragile materials.		
(a)(vii)	Control of lifting operations,		
(a)(viii)	The maintenance of plant and equipment.		
(a)(ix)	Work on excavations and work where there are poor ground conditions.		
(a)(x)	Work on wells, underground earthworks and tunnels.		
(a)(xi)	Work on or near water where there is a risk of drowning.		
(a)(xii)	Work involving diving.		
(a)(xiii)	Work in a caisson or compressed air working.		
(a)(xiv)	Work involving explosives.		
(a)(xv)	Traffic routes and segregation of vehicles and pedestrians.		
(a)(xvi)	Storage of materials (particularly hazardous materials) and work Equipment.		
(a)(xvii)	Any other significant safety risks.		
(b)	Health risks, including:		
(b)(i)	The removal of asbestos,		
(b)(ii)	Dealing with contaminated land,		
(b)(iii)	Manual handling,		
(b)(iv)	Use of hazardous substances, particularly where there is a need for health monitoring.		
(b)(v)	Reducing noise and vibration.		
(b)(vi)	Work with ionising radiation.		

3.0	ARRANGEMENTS FOR CONTROLLING SIGNIFICANT SITE RISKS	INFORMATION AVAILABLE	COMMENTS
(b)(vii)	Exposure to UV radiation (from the sun).		
(b)(viii)	Any other significant health risks.		
4.0	The Health And Safety File		
4.(a)	Layout and format.		
4.(b)	Arrangements for the collection and gathering of information.		
4.(c)	Storage of information.		



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