

**LAND ADJACENT NO.2 NORTH STREET, CAVERSHAM, READING, BERKS, RG4 8JA –
PROPOSED SITE REDEVELOPMENT****CONSTRUCTION MANAGEMENT PLAN****1.0 SCOPE**

This Construction Management Plan (CMP) is a document to set out the details and principles of the proposed management of the construction works for the consent ref; 19-0509 for the demolition of the existing single storey detached derelict building on the application site and in its place, the erection of 2no. two-bed dwellings.

This Construction Management Plan will be principally relevant to the major construction work that will be undertaken to build the new dwellings.

This Construction Management Plan together with drawing 57-1210 showing the contractors compound and works area will be included in the Tender documentation issued to prospective contractors so that they are aware of their management obligations and can make due allowance for these.

2.0 PROGRAMME

With a positive Pre-application response and assuming consent will be granted in due course the anticipated timeframe for seeking Tenders will be late Feb/early March 2020 with the works starting on site in Mid/late April 2020.

3.0 CONTRACTOR APPOINTMENT

It is anticipated that a contractor will be appointed in late March 2020.

4.0 CONTRACTOR START AND COMPLETION DATES

April 2020-October 2020

5.0 TRAFFIC ROUTES IN AND OUT OF THE SITE

There is only one access route into North Street which is off Prospect Street (A4155). This will be shared with the adjacent commercial premises who have rear access to their shops on Prospect Street and residents of North Street.

The appointed Contractor is to ensure that this shared access is kept clear at all time and does

not impede access for any residents or the emergency services.

Day to day operations and deliveries will require the Contractor to utilise smaller vehicles and/or plant etc. within the site compound (within reason) due to the site's compact nature.

The aim of deliveries to site will be within specific times with the intention of avoiding rush hour periods wherever possible during the works.

All orders are to note these restrictions, specify maximum vehicle size and include the Contractor's site telephone number so that suppliers can confirm their arrival before entering the site.

There may be the need for some larger deliveries, such as steelwork or pre-cast floors, which will need to be planned in advance. The Contractor will be required to consult with affected residents on these specific occasions. Access will be via the route described.

All vehicular movements on site shall be accompanied by a banksman at all times.

Wheel washing facilities for vehicles is simply not possible due to the compact site. Due to the compact nature of the site it is unlikely any vehicles will be able to drive onto the site. Small plant/machines are likely to be used during construction and these would be contained to the site and washed down prior to leaving the site. The Contractor would be required to ensure the highway and adjacent pedestrian footpaths are kept clean and free of mud/debris during the works.

6.0 DELIVERY TIMES

During term time the contractor shall note the following specific limitation to their site deliveries:

No deliveries between 7.45-8.45am

No deliveries between 4.45-5.30pm

Weekend deliveries are to be avoided but if there is no alternative it will be limited to Saturdays only between 9.00am-Midday.

All deliveries to be supervised using banksmen employed by the Contractor.

Liaison with the residents of adjacent properties will be expected on a regular basis to ensure coordination and safe site operation during the construction works.

7.0 SITE WORKING HOURS

The hours of noisy construction and demolition shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

8.0 SITE ACCOMMODATION AND COMPOUND

The Contractor site accommodation is to be located in a secure compound within the site works area – see drawing 57-1210

The Principal Contractor will take all reasonable steps to prevent access to site by unauthorised persons. All visitors to site must be logged in and out. All visitors should be given a site induction and be provided with personal protection equipment (PPE), such as hard hats and suitable footwear.

Deliveries will be coordinated and made within North Street to avoid congestion on Prospect Street and be accompanied by a banksman employed by the Contractor. All delivery vehicles will not be permitted to reverse on to Prospect Street.

The site boundary for the works will be secured by hoarding or heras panel fencing. All heras will require debris netting to protect adjacent neighbouring plots. Within this area the contractor will locate his site accommodation which will include a site office, welfare unit with drying facilities, toilet/shower accommodation and lockable storage units. The contractor will be responsible for making any temporary utilities connections required. Our Client/the applicant has agreed with the neighbour to use a small section of their site to assist with the demolition and construction works (see 57-1210).

The contractor will site all of the associate works plant etc. within this zone only.

Due to the controlled parking along North St (residents parking) it is not going to be possible for site wide contractor parking. Therefore, the Contractor will need to apply for appropriate parking permits from the Local Authority for key site members and arrange for vehicular transport (mini-bus) for all other trades and sub-contractors. It is impossible to provide a dedicated parking area due to the compact size of the construction site.

It is not anticipated that any road closures will be required during the construction work however, the section of pedestrian footpath in front of the site may be required to provide appropriate space to the contractor due to the compact nature of the site. This will be managed accordingly with heras/hoarding, safety netting and safety signage for pedestrians.

The Contractor would be expected to comply with the recommendation of BS 5228-1, in particular, clause 7.3, to minimize noise level during the execution of the Works.

9.0 SIGNIFICANT LARGE DELIVERIES

On occasions there may be the need for deliveries of large items to be made. These deliveries will be made directly to the site and need careful coordination and consultation from the Contractor with the adjacent neighbours who should be notified with leaflets/emails etc. 48 hours before these are due.

The Contractor will be required to ensure that a competent banksman is in attendance during all vehicle movements along North Street and into the highway on Prospect Street.

10.0 DEMOLITIONS

The existing single storey derelict building on the site will need to be demolished.

Materials arising from the demolition works will be disposed of in appropriately positioned skips in secure locations.

Debris netting to be erected at respective boundaries and all demolition works to be 'damped' down to limit dust etc. Workmanship advice as noted in the HSE construction information sheet No.36 (revision 2) should be adhered to ensure adequate control of dust arising all construction works.

11.0 CONSTRUCTION WASTE

The Contractor will be required to develop and implement a Site Waste Management Plan for the project. Waste materials are to be recycled as far as reasonably possible.

12.0 SITE TIDINESS

The site must be kept clean and tidy in accordance with the CDM 2015 Part 4, Regulation 18.

13.0 COMPLAINTS PROCEDURE

Contractors engaged to carry out major construction work for the new dwellings will be required to have an adequate complaints procedure in place. The Contractor will be required to erect signage at the site entrance points displaying company details, the Site Manager's name and telephone number so that he/she can be contacted if it is necessary to make a complaint about site operations.

The Contractor will be expected to deal with any complaints swiftly and in a courteous and constructive manner.