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15 Kidmore Road, Reading RG4 7LR

Proposed demolition and new build – health and safety controls

Reference is made to planning conditions issued by Reading Borough Council on 13 July which relate to planning consent for these works.

In particular this document relates to conditions 4. Site set up and 5. Control of dust and noise.

General

These building works fall under :

Construction ‘Design and Management’ Regulations 2015.

The Regulations are designed to reduce accidents on construction sites by developing safe systems of work before construction commences. All matters detailed under 4. and 5. will be addressed and satisfactorily resolved in the pre-construction period. CDM Regulations now apply to all construction work – domestic and non domestic.

For this site duty holders will need to be elected and the Health and Safety Executive duly notified. Kelly Associates are acting as CDM advisers and have a brief to ensure that the Regulations are in place before site works commence. We list basic procedures for 4. and 5. – these will be fully developed by way of a pre-Construction Information Plan issued by us to be followed by a response from the Principal Contractor by way of a Construction Phase Plan. Under 5. (A) to (I) will be dealt with by the Principal Contractor who will mark up a site drawing indicating locations of site accommodation, wheel washing facility, compounds, vehicle parking, hoardings and security fencing. A traffic management plan for both on site and road traffic movements will be developed.

Clearly these matters can not be fully developed before the contractor is appointed.

5. Noise

The demolition phase will produce notable noise levels from plant, machinery and debris. New construction work will produce noise from the use of power tools and associated equipment. The following controls will be in place. (Contractor to develop)

Cont.

Noise

Construction sites need primarily to consider operatives, neighbours and the environment. Pro-active procedures must be introduced and maintained during the works

1. All users of on site vehicles will be encouraged to use environmentally controlled machinery with low emissions and noise levels – as far as reasonably practicable
2. Power tools and machinery will have acoustic controls wherever possible with additional precautions for reducing exposure to hand arm vibration
3. Demolition systems of work will centre around hand demolition as far as possible rather than controlled collapse
4. Where noise levels can not be suitably controlled, operations will take place at suitable times and neighbours will be duly consulted and supplied with a direct telephone number to the decision maker
5. Operatives will be issued with ear defenders where noise levels exceed the First Action Level
6. Noise levels will be monitored by site management and safety personnel during the various types of work which are to take place
7. Complaints will be dealt with sympathetically. Prospective contractors tendering for this work will need to demonstrate a genuine concern over noise and dust levels in consideration of the health, safety and welfare of all those affected by the works. Failure to comply with this requirement will eliminate them from the tender process. To follow CDM Regulations sub contractors will be obliged to follow the same procedures
8. Site Inductions will emphasise the need for operatives to keep noise levels within guidelines
9. Tool box talks will be encouraged and focus on all occupational issues that affect residents and operatives

Dusts

All synergic references under the previous subject matter apply to the control of dusts in the same manner.

Dusts will primarily be generated during demolition. To a lesser degree dusts will be produced by power tools and equipment during the new build part of this project. The following procedures will be considered and applied, as far as reasonably practicable.

1. Tools and equipment will have dedicated collection bags as far as reasonably practicable
2. Spray and damping will be in place during all operations
3. Building components will be pre-assembled off site wherever possible. This substantially reduces both dust and noise levels by eliminating the use of tools and equipment which produce these hazards
4. Where necessary dusts will be contained by sheeting and partition work
5. Fires on site will be banned
6. Operatives will be provided with dust masks where this is considered necessary.

Strict speed limits will be imposed on vehicles as part of the construction phase plan, both on and off road.

Site management are charged with monitoring on site health and safety. Inspections will be made by consultants and complaints carefully monitored and investigated by named personnel.



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