

CONSTRUCTION MANAGEMENT PLAN



DECEMBER 2025
33 Chapel Hill
Reading RG31 5BT

**Development of
the Detached
New House**

INTRODUCTION

This Construction Management Plan has been produced to fulfil condition no. 5 of the Planning permission ref: PL/25/1817

Project location:

The site is located on a residential area with similar houses on the road.

Project description:

This project involves the Construction of one new detached dwelling. This site does not require any demolition of existing structures, also no piling or deep excavation anticipated. The project also includes bike storage, bin storage, parking, and gardens.

Project timescale:

Commencement: December 2025

Completion: October 2026

Duration: 10 Months

LOCATION AND SURROUNDING AREA



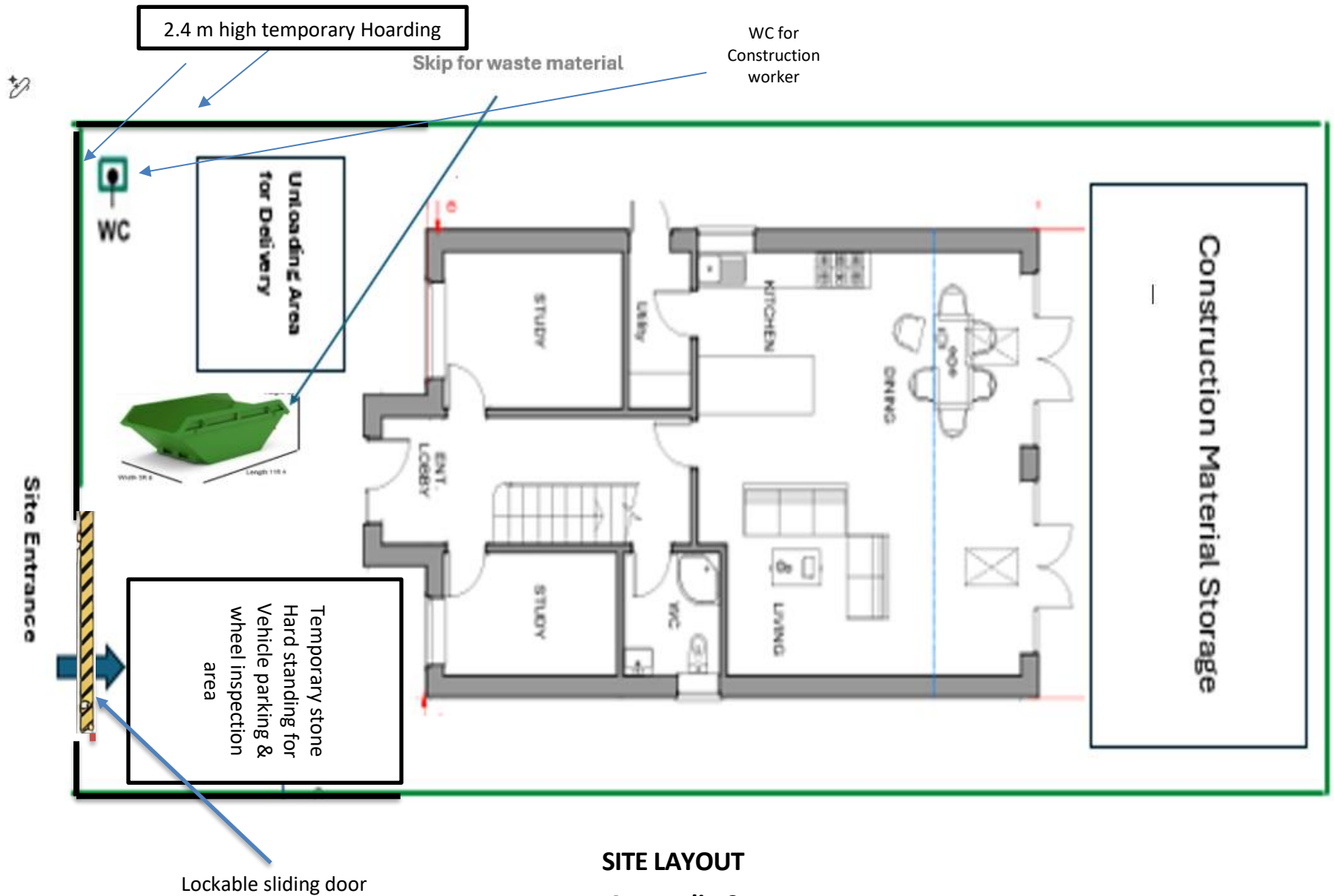
appendix A



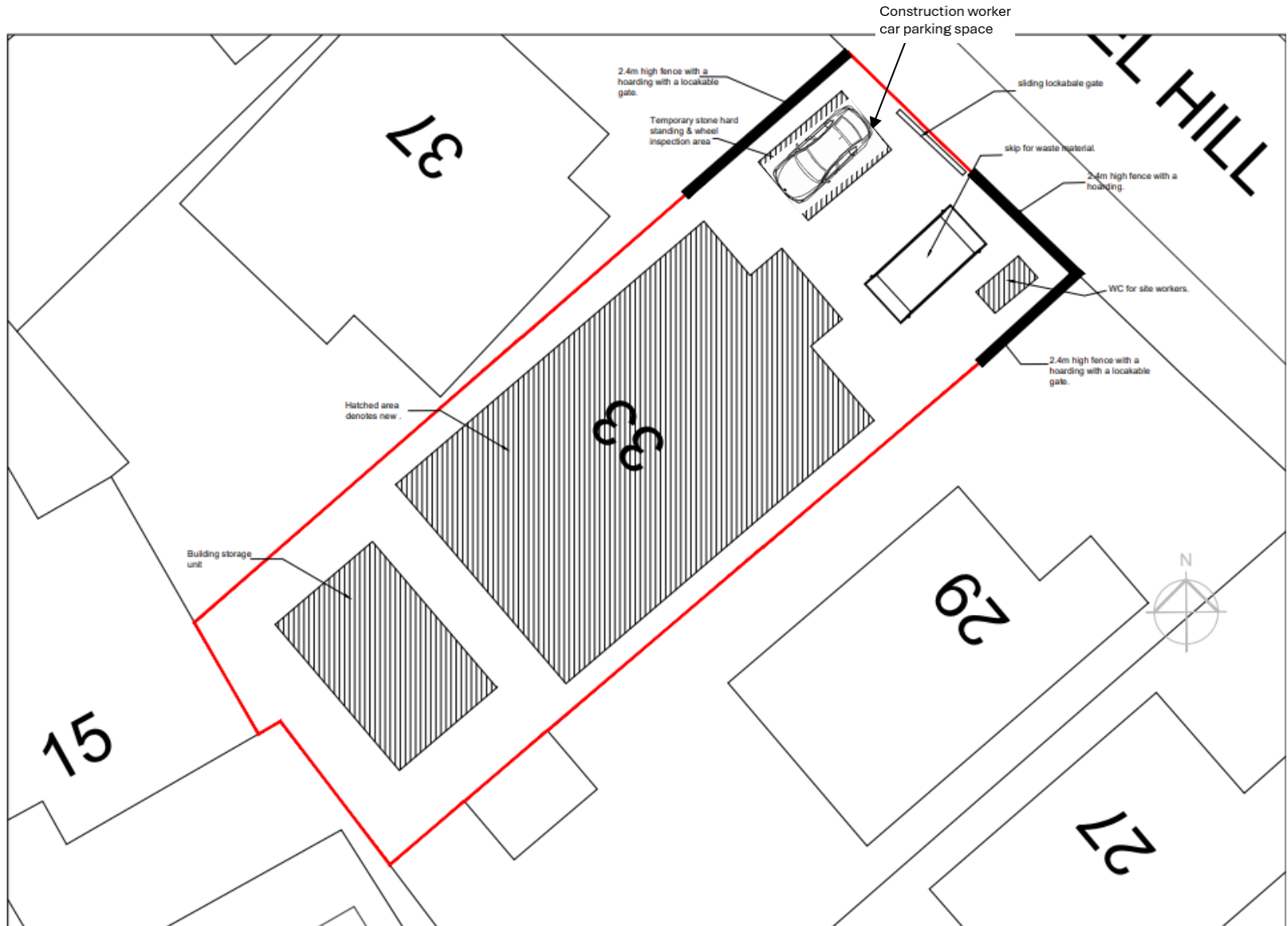
appendix B,

Location

The site is located in a residential area on Chapel Hill. Chapel Hill Road is a residential area, and most of the houses are detached houses.



SITE LAYOUT
Appendix C



Appendix D

Construction Vehicle Routing Plan



*All construction traffic will follow the approved route via **A4 Bath Road** and local distributor roads, with final access via **Chapel Hill** only.*

Appendix E

Site Setup:

Site access arrangements will be clearly defined prior to the commencement of works and maintained throughout the construction period. Vehicular and pedestrian movements will be appropriately segregated using physical barriers, signage and site management controls to ensure safe, efficient and well-managed circulation within and around the site.

A designated area within the site will be allocated for the secure storage of construction materials, plant, waste and recyclable materials. All storage areas will be clearly organised and managed in accordance with best practice in health, safety and environmental management. The site will be kept in a clean and orderly condition at all times to minimise risks to operatives, neighbouring occupiers and the public.

Due to the constrained nature of the site, on-site parking provision will be limited to a maximum of one contractor vehicle where feasible.

No contractor parking, waiting or queuing will take place on Chapel Hill or surrounding residential roads. All contractors will be formally briefed on this requirement as part of site induction, and compliance will be monitored daily by the Site Manager. Any non-compliance will be addressed immediately to ensure there is no obstruction, unsafe parking, or adverse impact on highway safety and operation.

A maximum of one contractor or visitor vehicle will be accommodated (next door neighbour) at 37 Chapel Hill, RG31 5BT, Tilehurst, Reading, secured through prior written agreement with the landowner (available upon request). This arrangement will be managed by the contractor to ensure that only essential vehicles are present in the vicinity of the site at any given time.

Where additional parking demand arises, operatives will utilise nearby public car parks, including Dunstall Close Car Park, and travel to the site on foot.

At no time will there be any overspill of contractor or visitor parking onto Chapel Hill or surrounding residential roads.

The development will be undertaken in accordance with Reading Borough Council's Highway Design Guide and Construction Traffic Management best practice.

Emissions Standards:

All vehicles used will meet Euro VI Emissions Standard, reducing air pollution. On-site machinery will comply with emissions limits outlined in Table 10 of the Low Emissions Strategy Guidance.

Hours of Operation:

Delivery hours will be restricted to outside peak traffic times (08:00- 09:00, 17:00-18:00) and school times (14:30-15:30) to reduce congestion. Deliveries will be scheduled between 9:30am–2:30pm where practicable. Working hours will be limited to Monday to Friday (0800-1800) and Saturday (0800-1300), with no operations on Sundays, or public holidays to minimise noise disturbance to the community.

Traffic, Parking and Workforce Management:

Traffic Management Strategy-

The construction works will be managed to ensure that there is no adverse impact on the safety or operation of the local highway network. All activities will be planned and coordinated to minimise vehicle movements and avoid peak traffic periods.

A Site Manager will be responsible for overseeing all traffic and delivery operations and ensuring full compliance with this Construction Management Plan.

Vehicle Movements and Routing-

Due to the constrained nature of the site, construction vehicle movements will be kept to an absolute minimum. The development is expected to generate:

- A maximum of 2 Light Goods Vehicle (LGV) movements at any one time
- No regular use of Heavy Goods Vehicles (HGVs), except for occasional pre-arranged deliveries (e.g. bulk materials)

All deliveries will be:

- **Pre-booked and scheduled**
- **Staggered to avoid conflict**
- **Timed outside peak hours (08:00–09:30 and 16:30–18:00)**

Vehicles will approach and depart the site via the most appropriate routes to minimise disturbance to residential roads.

Delivery Management-

All deliveries will operate under a strict booking system coordinated by the Site Manager.

- No unplanned or ad hoc deliveries will be permitted
- Delivery vehicles will be instructed not to arrive early or wait on surrounding roads
- If a delivery vehicle arrives before its allocated time slot, the driver will be instructed to wait at a suitable location off the residential network and will not be permitted to wait or queue on Chapel Hill or surrounding streets. Drivers will be instructed to switch off engines when stationary to minimise emissions and noise.
- All vehicles will enter and exit the site in forward gear where practicable. Where this is not possible, manoeuvring will be supervised by a trained banksman to ensure highway safety. Delivery vehicles will not maneuver, wait, or queue on Chapel Hill or surrounding residential roads.
- All construction traffic will route to and from the site via A4/Bath Road → Norcot Road → Chapel Hill, as shown on the Construction Traffic Routing Plan (Appendix E). This route will be issued to all suppliers and contractors and will be included in delivery instructions. Drivers will be instructed not to deviate via alternative residential streets.

Where necessary, a **banksman** will be present to:

- Safely guide vehicles
- Manage manoeuvring if necessary and not possible to avoid.
- Ensure pedestrian safety

All loading and unloading will take place within the site boundary where feasible, or in a controlled manner that does not obstruct the highway.

Parking Management-

To address highways concerns and ensure no impact on local parking conditions:

- **No contractor parking, waiting or queuing will take place on Chapel Hill or surrounding residential roads at any time**
- A maximum of one contractor vehicle will be accommodated within the site boundary (where feasible)

A maximum of one contractor or visitor vehicle will be accommodated at 37 Chapel Hill, RG31 5BT, Tilehurst, Reading, secured through prior written agreement with the landowner.

No additional contractor or visitor parking will take place on Chapel Hill or surrounding residential roads.

Where additional parking is required, operatives and visitors will utilise Dunstall Close Car Park (RG31 5AY) and travel to the site on foot (approximately 10 minutes).

The use of this arrangement will be managed by the Site Manager to ensure that only essential vehicles are present within the immediate vicinity of the site at any given time and that there is no overspill parking on the local highway.

The Site Manager will:

- Maintain a register of vehicles
- Ensure operatives are aware of parking restrictions
- Enforce compliance on a daily basis

On-Street Activity and Highway Protection

At no point will construction activities:

- Obstruct the public highway
- Block pedestrian routes
- Interfere with visibility splays or road safety

The following controls will be implemented:

- Clear signage to warn pedestrians and road users
- Use of banksmen where required
- Immediate removal of any debris or mud on the highway
- Road sweeping arranged if necessary

Workforce Travel Plan

Operatives will be encouraged to:

- **Use public transport** as bus stop is only 2-3 mins away by walk
- **Car share where possible**
- Avoid single-occupancy vehicle trips

The site is located within walking distance of local bus stops, reducing reliance on private vehicles.

Monitoring and Compliance

The Site Manager will be responsible for:

- Daily monitoring of traffic and parking arrangements
- Ensuring all contractors are briefed on CMP requirements
- Taking immediate corrective action in the event of non-compliance

A copy of this Construction Management Plan will be kept on-site at all times.

HGV Routing: No large articulated vehicles are expected. Deliveries will normally be undertaken by small rigid vehicles or vans. If any time it is required then Heavy goods vehicles will avoid routes with

weight restrictions, Air Quality Management Areas (AQMAs), and schools during busy times to comply with traffic regulations and minimize impact on sensitive areas.

Wheel Cleaning & Highway Protection:

Due to the limited scale of the development and the constrained nature of the site, construction vehicles will not routinely enter deep into the site and therefore a portable wheel cleaning system will be deployed immediately if any evidence of mud tracking is observed.

To prevent the deposition of mud, debris or other materials onto the public highway, appropriate mitigation measures will be implemented. These will include the provision of a temporary hardstanding area at the site entrance, regular visual inspection of vehicle tyres prior to leaving the site, and ongoing monitoring of highway conditions.

The site access and surrounding highway will be inspected frequently and kept clean at all times. In the event that any mud or debris is tracked onto the public highway, it will be removed immediately through manual cleaning or mechanical road sweeping as necessary.

Should highway conditions indicate that additional control measures are required, further mitigation, including the use of portable wheel cleaning equipment, will be introduced.

Dust and Cleaning:

Appropriate dust suppression measures will be implemented throughout the construction phase to

minimise the generation and spread of airborne particles. This will include the use of water spraying during groundworks and other dust-generating activities, particularly during dry or windy weather conditions.

Where necessary, scaffolding will be fitted with debris netting or protective sheeting to help contain dust within the site boundary. Site access routes and adjacent highway areas will be regularly inspected and cleaned to prevent the accumulation of dust, mud or construction debris.

Noise and Vibration Control:

Construction works will be carried out in accordance with standard working hours:

- Monday–Friday: 08:00–18:00
- Saturday: 08:00–13:00
- No working on Sundays or Bank Holidays.

Plant and machinery will be properly maintained and fitted with silencers where appropriate. Reversing alarms will be minimised where safe to do so.

No radios or unnecessary shouting will be permitted on site.

Residents will be informed in advance of any particularly noisy activities.

Abnormal Loads:

Contractors will notify the Local Highway Authority (LHA) of any abnormal loads via the online form at <http://www.reading.gov.uk/maintenanceandroadworks>. Additional safety measures, such as escorts and signage, will be implemented if needed.

Storage of Materials: All materials will be stored within the site boundary. No materials or waste will be stored on the public highway as mentioned in the above drawing (**appendix C & D**) in a specially allocated area.

Work Procedure and Control Measures:

All construction activities will be undertaken in accordance with the project Health and Safety Management Plan and relevant risk assessments and method statements prepared in line with the requirements of the **Construction (Design and Management) Regulations 2015 (CDM 2015)**.

A formal site induction will be provided to all operatives and visitors prior to commencing work to ensure awareness of site rules, emergency procedures and key health and safety risks. Regular toolbox talks will be delivered throughout the construction period to reinforce safe working practices and address any emerging site-specific hazards.

Appropriate personal protective equipment (PPE), including hard hats, high-visibility clothing, safety gloves and eye protection, will be worn as required in accordance with the nature of the task being undertaken. Operatives will receive suitable training in manual handling, working at height and other relevant construction activities.

Construction works will be supervised at all times by a competent and suitably qualified site supervisor to ensure compliance with approved working methods and health and safety procedures. Access to the site will be strictly controlled, with entry permitted only to authorised personnel.

Work at height:

Work at height will be avoided whenever possible by using alternative equipment or work procedure.

Step ladder and ladders are only used when there is no alternative and only for a short period of time. Whenever possible access scaffolding, tower scaffold or MEWP to be erected and operated by PASMA trained operatives. All the equipment will be securely stored at the end of shift to avoid unauthorised use. Signage and barriers will be used to protect people below any overhead works.

Hoardings and Security:

The site will be securely enclosed with 2.4-metre-high temporary hoarding to ensure public safety and provide visual screening during the construction period. Access will be controlled via lockable sliding entrance gate, which will remain closed and secured outside of working hours. The sliding gate will be set back from the highway and will operate fully within the site boundary.

Appropriate warning signage will be displayed to deter unauthorised access. All operatives and visitors will be required to sign in and sign out, and visitors will be accompanied at all times while on site.

The hoarding, gates and general site security arrangements will be subject to regular periodic inspections to ensure they remain effective and in good condition. Temporary lighting will be used where necessary for safe working conditions and will be positioned to minimise impact on neighbouring properties.

Site Lighting:

Temporary lighting will be used only where necessary for safety or security purposes. Lighting will be directional and positioned to prevent glare or light spill onto neighbouring properties.

Lighting will be switched off outside working hours unless required for security.

Plants and equipment:

All the plants and equipment are to be visually inspected before use. They will be maintained as per the manufacturer's recommendations. Any defects are to be reported and taken care of immediately. Only trained personnel to use the plant on site. Site rules to be obeyed at all times. Plants are to be immobilised at the end of use to prevent unauthorised access. Keys will not be left unattended with plants.

All construction materials, plant and equipment will be stored within the site boundary in designated areas.

All current legislation and codes of practice will be complied with. Personnel with sufficient and suitable training and instruction will be allowed to use the plants and equipment on site. All equipment to be operated on 110V, and any mains powered 240v equipment will be operated via a transformer at a reduced voltage of no more than 110v.

Environmental:

Competent personnel authorised by appropriate authority will carry out any work that may

result in the escape of pollutants into the atmosphere. Suitable barriers and warning signage will be positioned before any work that may cause environmental contamination.

External work:

External work will be stopped during extreme weather like rain, winds and snow. Operatives will wear appropriate clothing to protect from the weather.

Waste Management and Recycling:

All construction activities will be carried out in accordance with current environmental legislation and best practice guidance relating to the prevention of pollution and environmental contamination.

Waste materials generated during the construction process will be appropriately segregated, stored and managed within designated areas of the site. A skip or suitable waste container will be positioned within the site boundary to facilitate the safe collection and temporary storage of construction waste. Waste will be removed from the site at regular intervals to maintain good site housekeeping and to prevent unnecessary accumulation.

Any hazardous or potentially contaminated materials encountered during the works will be handled, stored and disposed of in accordance with relevant statutory requirements by suitably qualified and licensed specialist contractors. All waste will be transported by licensed waste carriers and disposed of at authorised waste management facilities in compliance with the

Environmental Protection Act Duty of Care requirements.

First aid provision:

Welfare facilities will be provided in the site office. A first aid kit, accident book with a nominated first aiders' name will be provided. The office will also be the rest area for the workers.

A toilet will be provided at the site office.

In the event of an emergency, the nominated first aider will immediately call 999 for a major injury and 111 for others.

Neighbor Liaison:

Nearby residents will be provided with contact details for the site manager should any concerns arise during construction. Reasonable steps will be taken to respond promptly to any complaints relating to noise, dust, parking or general disturbance.

Monitoring, Reporting and Compliance:

The developer will ensure full compliance with the measures set out in this Construction Management Plan throughout the construction period. All contractors and site personnel will receive a copy of the CMP and will be formally briefed on its requirements as part of site induction. Compliance with the CMP will be mandatory at all times.

A range of monitoring procedures will be implemented to ensure effective management of site activities, including regular inspections, checklists, site meetings, audits, and ongoing

reviews. These measures will enable the early identification of any issues, which will be addressed promptly and appropriately.

Regular site inspections will be undertaken by the Site Manager to ensure adherence to the agreed traffic, parking, and environmental controls, and to maintain safe and efficient site operations.

A log of any complaints relating to traffic, parking, noise, or dust will be maintained on site. This will include details of the complaint, the actions taken, and the outcome, ensuring a clear audit trail and timely resolution of any concerns.

The Construction Management Plan will be reviewed at key stages of the project and updated where necessary to reflect any changes in construction activities or site conditions. Any material amendments to the CMP will be made available to the Local Planning Authority upon request.

THE PROJECT WILL BE COMPLETED IN VARIOUS PHASES AS FOLLOWS:

PHASE 1: Preliminaries (site set up).

PHASE 2: Foundations (raft or trench).

PHASE 3: DPC.

PHASE 4: Ground floor brickwork and beam block.

PHASE 5: Ground floor steel, joist and first floor brickwork.

PHASE 6: Internal walls and partitions, first fix electrics and first fix plumbing.

PHASE 7: Plaster boarding and skimming.

PHASE 8: Completion of bathrooms, second fix carpentry.

PHASE 9: Final paint, second fix electrics, second fix plumbing.

PHASE 10: Landscaping.

Contact Details:

Name of Contractor Firm: Finedeco Builders, 117 Bath Road, Slough SL13UW

Site Manager: Manpreet Singh Khokhar

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