Construction Management Plan

Carlton House, Littlehampton Road, Worthing.



RIVERGATE LIMITED

May 2025

Construction management plan for Carlton House, Littlehampton Road, Worthing, West Sussex.

Introduction

The purpose of this document is to show the planning authority how the developer will minimize impact of the development site, and relates to both on site activities as well as transport arrangements.

The Construction management plans will address how adverse impacts associated with development and cumulative impacts of any other nearby construction sites will be managed.

It is understood that this construction management plans does not prejudice or replace the need to obtain any separate consents or approvals such as road closures or demolition notices.

Construction management plan

1.0 Introduction

1.1 Planning reference number

1.1.1 The planning reference number of the development is Notice/0011/22

1.2 Site address

1.2.1 Carlton House, Littlehampton Road, Worthing, West Sussex.

1.3 Project details and overview

1.3.1 CONSTRUCTION OF ONE ADDITIONAL STOREY OF 8NO. NEW DWELLINGS IMMEDIATELY ABOVE THE EXISTING DETACHED BLOCK OF FLATS.

Proposed start date : 1st August 2025 with compltetion within 40 Weeks.

1.4 Site description and context

1.4.1 The site is a three storey detached block of 30 two bedroom apartments with 27 parking spaces, set in a residential area.

1.4.2 The proposed work is to provide a timber frame lightweight construction further level of an additional 8 two bedroom apartments.
Providing additional bin storage and enclosed cycle storage.
The constraints on the site will be to plan deliveries of materials so as to not require extensive storage areas, and to not impact on the existing car parking arrangements of existing residents.

Domestic dwellings are nearby, so along with the potential noise t transmission to lower floors, careful planning must occur to minimize disruption to neighbors and other residents.

2.0 Site management

2.1 Site personnel

2.1.1 The following information is provided:

- Contact details of the person responsible for the production and submission of the construction management plan. Paul Doughty - Rivergate.
- Contact details of the person responsible for compliance with the construction management plan. Paul Doughty - Rivergate
- Contact details for the project manager with day-to-day responsibility for the development (if different to the above).
- Contact details of the person responsible for community liaison and dealing with any complaints from members of the public, regulatory bodies, and occupiers of other adjacent premises. Paul Doughty
- The head office or registered address of the main contractor with responsibility for implementation of the construction management plan.

- Main Contractor yet to be formally agreed in writing, but will be appointed by Rivergate Limited, 9 Bridge Street, Neston, Cheshire. CH64 9UH

2.2 Development site layout and welfare arrangements

2.2.1 A site layout plan is attached in the appendices showing, site office, material storage area, waste storage areas, vehicle access points.

Other than for deliveries no site personal or company vehicles will be allowed on site.

2.2.2 The site office will include welfare facilities for toilets, washing and changing, and cooking facilities for light melas and snacks..

2.2.3

No public rights of way will be affected and pedestrian access for residents only will be adequately fenced off and secured.

2.3 Site personnel and visitors

2.3.1 All site personnel will required to undergo company safety training before attending site, which is carried out by a third party providor.

2.3.2 The content of the construction management plan will be communicated to members of staff and all contractors and persons delivering to site, in writing and checked on site.

A visitors book, accident report book, full first aid kit and fully qualified 'first aider' that is industry qualified will be on site at all times when the site is working.

2.4 Managing materials, site storage, and good housekeeping

2.4.1 All raw materials, demolition arisings, and other waste products will be stored in locked containers and skips as appropriate.

2.4.2 A laborer will be on site at all times whose responsibility will be for keeping the site clean and tidy at all times.
The manger will ensure that stored materials, arisings, and equipment do not cause a nuisance or an obtrusive visual impact to members of the public, nearby residents, and occupiers of other adjacent premises.

2.5 Site security

2.5.1 Out of working hours the company will provide a contract with a commercial security company to attend site at regular interval and report any incidents directly to the site manager for action and follow up.

3.0 Community liaison and communication, including complaints procedure

Essential requirements

i) A display board shall be prominently displayed at all development sites. All boards shall detail the nature of the works being undertaken, a contact name, telephone number (including a telephone number to be used outside normal working hours), and a postal address where any enquiries can be sent.

ii) The telephone number provided to local residents and businesses shall be maintained at all times whilst the development works are taking place in order to respond to any enquiries and complaints.

iii) Regular communication with neighbouring residents and any community groups shall be maintained throughout the duration of the works to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.

iv) A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint.

3.1 Most distruption will be caused to the residents of the existing apartment. Before the project starts on site full and proper written notice will be given the

3.2 residents.

Weekly written updates will keep residents and others informed about unavoidable or unexpected disruption that is likely to occur during the development e.g. unavoidable noise, dust, or disruption of traffic.

3.3 In the first instance all communication will come directly from the site manager, who will be fully supported by the rest of the development team

4.0 Implementation, monitoring, and corrective action

Essential requirements

The Project Director (Paul DoughtY) will be the responsible person who shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

4.1 The site visit by the Responsible Person will happen weekly and reported back to the development team in a site meeting also held weekly.

4.2 Members of the development will carry out corrective action in line with the Construction Management Plan.

5.0 Site operations

5.1 Working hours

Essential requirements

The working hours for the development site (including any construction and demolition activity) shall be:

- 08:00 to 17:00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No working on Sundays or Public Holidays
- No Piling operations should commence prior to 09:00

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand as necessary.

5.1.1 If any additional works are required outside these hours full details will be given in advance to residents. Which will include:

Their expected duration, and any specific mitigation measures to be employed during these works to minimise impacts on nearby sensitive premises e.g. installation of utility services, delivery of large/bulky plant and equipment, concrete pouring, etc.

5.2 Deliveries and transport of materials, plant, and equipment to site

NB: DELIVERY TIMES MAY NEED TO BE AMENDED WHERE THE COUNCIL CONSIDERS THE STANDARD TIMES BELOW SHOULD NOT APPLY FOR E.G. WHERE THERE ARE SCHOOLS NEARBY

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Essential requirements

i) Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

- 08:00 to 16:30 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No deliveries on Sundays or Public Holidays

Any deliveries outside the above hours cannot be undertaken without prior written approval of the local planning authority.

If a school is located in the vicinity of the development site or on the proposed access and/or egress routes, deliveries shall be restricted to between 9:30 and 15:00 on Monday to Friday during term time.

ii) Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

5.1.1 It is not anticiptated that any deliveries will be required outside of the above hours.

5.1.2 Loading and unloading of plant and materials at the development site. Loading and unloading will only take place within the development site.

5.3 Highways and development traffic management

It is not anticipated that there will be a need for any alterations or distruption to road traffic due to operations on the construction site.

5.4 Noise and vibration

Essential requirements

i) All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.

ii) All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available) and shall be maintained in good and efficient working order.

iii) All plant and machinery in intermittent use shall be shut down in the intervening periods between works.

iv) Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.

v) Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.

vi) All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

vii) Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.

viii) All generators used on site should not be audible at or beyond the site boundary outside of approved working hours

ix) The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.

x) No stereos or similar amplified devices shall be audible at the site boundary.

5.5 Dust

Essential requirements

i) All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.

ii) Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.

iii) Engines of plant, machinery, and lorries shall be turned off at all times when not in use.

iv) Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.

v) Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.

vi) Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.

vii) Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.

viii) All vehicles carrying dusty materials shall be securely covered.

ix) Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate). A water suppression contingency plan should be included detailing water supply to site and what equipment will be kept available (e.g. number and size of bowsers, sprinklers, mist canons etc.)

x) Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

5.6 Air quality

Essential requirements

Where development sites will be using non-road mobile machinery (NRMM) with a net power between 37kW and 560kW it will be required to meet the standards set out below. These standards are applicable to both variable and constant speed engines and apply for both particulate matter (PM) and nitrogen oxide (NOx) emissions. These standards should be read in conjunction with Stratford-on-Avon District Council's Air Quality and Planning Supplementary Planning Document (2018)1:

(a) NRMM used on any construction or demolition site within urban areas will be required to meet Stage IIIB of EU Directive 97/68/EC (as amended) as a minimum.
(b) NRMM used on any MEDIUM or MAJOR classified development will be required to meet Stage IV of EU Directive 97/68/EC (as amended) as a minimum.

The requirements may be met using the following techniques;

(a) Reorganisation of NRMM fleet
(b) Replacing equipment (with new or second-hand equipment which meets the policy)
(c) Retrofit abatement technologies
(d) Re- engining.

All eligible NRMM should meet the standards above unless it can be demonstrated that the machinery is not available or that a comprehensive retrofit to meet both PM and NOx emission standards is not feasible.

The site will not be using any form of petrol or diesel powered machinery or equipment.

5.7 Mud

Essential requirement

i) Regular sweeping of access roads to the site must be carried out where mud is likely to affect residents and/or highway safety. In dry conditions damping down of road surfaces will be carried out to control dust. A vehicle wheel wash will be provided to minimise carry-over to the highway.

5.7.1 It is not anticipated that any mud or other material requiring road cleaning will be required on site.

5.8 Artifcial lighting

Essential requirements

i) Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).

ii) The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.

iii) Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the development site.

iv) On large development sites the use of localised lighting will be used wherever possible to avoid excessive illumination of inactive areas.

v) The use of external lighting overnight will be minimised consistent with safe access, egress, and security of the development site.

5.8.1 It is not anticipated that there will be the need for any artificial lighting for the project other than internal works.

6.0 Waste management

Essential requirements

i) There shall be no burning of waste at any time on development sites.

ii) The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.

iii) The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas .

6.1 No Hazardous materials will be used or stored on site.

6.2 All waste will kept in a lockable skip with no more than one skip on site at any time.

7.0 Environment

7.1 Soil and land management

7.1.1 No areas of land will be excavated or affected by the proposed works. to the roof

7.2 Control of watercourses and ground water

7.2.1 No works will affect watercourses or ground water

8.0 Appendices and supporting documentation

9.0 Glossary

AIR QUALITY MANAGEMENT AREA (AQMA)	An area where air quality objectives are likely to be exceeded. Declared by way of an order issued under the Section 83(1) of the Environment Act 1995.
ARISINGS	Materials forming the secondary or waste products of an industrial operation.
CLEAN AIR ZONE (CAZ)	A zone implemented by a local authority setting nationally set emission standards for vehicles. Non-charging zones can be implemented through policies covering bus and taxi emissions. Charging zones require non-compliant lorries and possibly vans to pay a charge to enter the zone.
DEVELOPMENT	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.
ENVIRONMENTAL IMPACT ASSESSMENT (EIA)	Assessment required for projects specified in Environmental Impact Assessment Directive. Governed by the Town & Country Planning (Environmental Impact Assessment) Regulations 2017.
HEAVY DUTY VEHICLES (HDV)	A vehicle, lorry, or bus greater than 3.5 metric tonnes (3500kg) gross vehicle weight.
NET POWER	The engine power in kW obtained on a test bench at the end of the crankshaft, or its equivalent, measured in accordance with the method of measuring the power of internal combustion engines specified in UNECE Regulation No. 12.
NON-ROAD MOBILE MACHINERY (NRMM)	Any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork - that is not intended for carrying passengers or goods on the road, and is installed with a combustion engine - either an internal spark ignition (SI) petrol engine or a compression ignition diesel engine.
RE-ENGINING	The action or process of replacing the engine of a vehicle or plant/equipment.
TREE PRESERVATION ORDER (TPO)	An order made by a local planning authority in England under the Town and Country Planning Act 1990 to protect specific trees, groups of trees or woodlands in the interests of amenity.