CONSTRUCTION MANAGEMENT PLAN

New Dwelling on site to East of:
107A Gardner Rd
Portslade,
BN41 1PN

Prepared: 20/07/2024

INTRODUCTION

The scope of works includes the preparation of the existing site and the construction of a two-storey residential dwelling.
The CMP provides details relating to the site set-up and is in response to Condition 03 of the granted planning consent.

Notes to be read in conjunction with plan DS/GARDNEREAST/CON3

The parking of vehicles of site operatives and visitors.

Site operatives will have parking available at the front of the site (2 vehicles)

Loading and unloading of plant and materials.

Materials will be loaded/unloaded at the front of the site

Due to the small scale of the development, materials are expected to be relatively small in size and quantities. The contractor will stage all deliveries so as to ensure minimum disruption within the street (ie small scale delivery vehicles and minimum unloading times etc)

Storage of plant and materials used in constructing the development.

Contractor will ensure all materials are securely stored within two storage areas (front and rear of site) and secured via temporary fencing as marked on plan DS/GARDNEREAST/CON3
Such fencing to include lockable access to the storage areas to facilitate the unloading of materials and access to them during works. All materials will be 'tarpaulin' covered where appropriate to maintain a tidy looking site and to provide protection from weather, dust and theft.

The erection and maintenance of security hoarding.

Security hoarding to be Heras fencing system at 1.8m high with any access points being lockable.
Fencing positions proposed are shown marked in green on plan DS/GARDNEREAST/CON3
Such fencing will be implemented at the start of the build and maintained as secure and in position throughout via regular daily checks by contractor.
Boundaries not requiring Heras fencing are existing full height fenced

Wheel-washing facilities.

The contractor will ensure the site is kept clean and tidy at all times to minimize any issues with mud and dust etc.
Access to outside tap facilities will be provided at the front of the site for the cleaning off of any vehicles and a pressure-washer will be available for connection if required. The contractor will check daily for any residue requiring removal prior to leaving the site in order to ensure all public areas are kept clean and safe.

Facilities/temporary buildings.

If required a temporary 'Portaloo' is to be sited as shown on plan DS/GARDNEREAST/CON3

Measures to control the emission of dust and dirt during construction.
The works will be carried out as per 'The control of dust and emissions from construction and demolition' best practice.
All working methods employed on site will aim to minimize dust and air pollution.
No burning of materials or rubbish will be carried out on the site.
Demolition and excavation works will include screening off work areas as required and also the use of water to minimize dust pollution.
There will be no crushing of materials on site.
The public areas around the site will be regularly monitored and swept to prevent any build-up of dust/dirt/mud.
All vehicles removing waste materials from the site will be securely covered.

A scheme for recycling/disposing of waste resulting from demolition and construction works.
The removal of waste from the site will be via licensed transfer vehicles (ie skip/grab-lorry)
Any contaminated spoil found during excavation works will be reported to the Environmental Agency/Environmental Health Dept for consultation.
Confirmed contaminated spoil will be removed by a suitable licensed contractor and/or as advised.
Should any asbestos be found within existing structures on the site this will be removed by a licensed asbestos removal company adhering to all relevant regulations.
The contractor will check for any recyclable materials and waste throughout the excavation and construction works and ensure any such materials are disposed of correctly via local re-cycling facilities.

Noise
All noisy equipment will be situated as far as possible from buildings and/or will be acoustically protected via enclosure.
Electric and/or hand tools will be used where practical to do so, with petrol/diesel equipment being kept to a minimum.
All work times as specified under condition 4 will be adhered to.
Delivery times for materials will be scheduled, as far as practical, to be sensitive to the local residents.

Drainage
Underground drainage runs connected to the public sewer will be capped off securely during the works to ensure no contamination from construction materials/spoil etc.

Health & Safety
The contractor will ensure a full understanding of and full compliance with all relevant Health and Safety Regulations pertaining to the site and the works involved.

Suitable first aid equipment will be available on site and maintained throughout the works.
Via regular safety inspections, the contractor will ensure all practical measures have been taken to protect the safety of those working on site, visitors to the site and the public.

All relevant safety training will be provided to those working on site.

All relevant PPE such as ear defenders and masks will be available to all site works/visitors where appropriate.

Neighbourhood
Prior to any works commencing, the contractor will inform occupiers of any properties which may be affected by construction works about the works to be undertaken.
This will include details of the works, hours of work, expected duration and contact details of the contractor.