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CONSTRUCTION MANAGEMENT PLAN

PROJECT TITLE: BRANSTON

PROJECT ADDRESS: BRANSTON ROAD, BRANSTON, BURTON-ON-TRENT

CLIENT/DEVELOPER: TAYLOR WIMPEY NORTH MIDLANDS

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Contents

- 1.0 Introduction
- 2.0 Project Description
- 3.0 Project Sequencing
- 4.0 TW approach to Environmental & Construction Management
 - 4.1 Introduction
 - 4.2 Objectives
 - 4.3 Environmental Health & Safety
 - 4.4 EH&S Standards
 - 4.5 Roles & Responsibilities
- 5.0 Demolition Management Plan
- 6.0 Parking & Traffic Management Plan
- 7.0 Noise, Dust & Vibration Management Plan
- 8.0 Site Waste Management Plan
- 9.0 Production Management Plan
 - 9.1 Tree Works & Root Protection
 - 9.2 Offsite S278 Works
 - 9.3 Service Works
 - 9.4 On site Road & Sewer works
 - 9.5 Flood compensation works
 - 9.6 House Construction Works
- 10.0 Habitat & Conservation Management Plan

Appendix 1 – Site Plan

Appendix 2 – S278 Works General Arrangement

Appendix 3 – Site Environmental Action Plan

Appendix 4 – Construction Management Plan Layout (LPE)

Appendix 5 – Site Waste Management Plan (Example)

Appendix 6 – Tree Protection Plan

1.0 Introduction

This document outlines the Construction Management plan for the construction of the proposed residential development off Branston Road and associated infrastructure works.

This plan documents Taylor Wimpey's overall construction planning at the Planning Application stage for the above-mentioned works.

The content of this document includes a brief description of the project, planned project sequencing an overview of the EH&S Plan for the project, Parking and Traffic, Noise and Vibration, Waste, Production and Habitat and Conservation Management Plans

2.0 Project Description

The construction of 201 dwellings consisting of two and two and half storey (detached/semi/terrace) houses with associated roads and sewers, see **Appendix 1** for Site Plan.

The link road which will allow access to our development will be completed under as part of a Site Implementation Agreement with Staffordshire County Council and Amey prior to our site start.

The project comprises the following key tasks:

- Demolition of existing shed & tank
- Tree protection works
- Road and Sewer Construction
- Flood Zone compensation works
- Utility Mains Laying
- Show Home Construction
- Social housing plot construction
- Production Plot Construction

3.0 Project Sequencing

Construction works to the Smarts Road Development are planned in the following basic sequence:-

- Offsite link road works to be completed prior to site start by Amey on behalf of Staffordshire County Council
- Demolition of existing shed, tank and concrete pad – 1 week (start date 20.07.18)
- Road and Sewer Construction (Phase 1) -8 weeks (start date 27.07.18)
- On site utility mains laying - 4 weeks
- Show Home Construction - 12 weeks (show home to open 22.02.19)
- Social housing plot construction commencement – included in production plot construction build schedule.
- Production Plot Construction Commencement- approx 4yr development (07.09.18)

4.0 TW approach to Environmental & Construction Management

4.1 Introduction

The Taylor Wimpey UK (TWUK) Health, Safety and Environment (HSE) Management Systems provides a framework for managing HSE risks. It ensures that the responsibility for day to day management is effectively communicated and cascaded from board level to all staff, whether office or site based, or sub-contractors. Starting with the Operational Framework, the HSE Management System framework comprises a series of strategic and operational controls in the form of connected manuals and tools, supported by guidance, procedures and checklists.

4.2 Objectives

To ensure the immediate and surrounding environment is maintained, or bettered during and after having safely constructed the proposed development.

4.3 Roles & Responsibilities

Regional Roles:

Technical Director – Principle Designer for TWNM design and information

Production Director – Responsibility for TWNM site operations

Production Manager – Oversee CDM requirements complied with (reporting to PD)

Site Manager – Day to day running of site in accordance with procedures manual

RG Wilbrey – External appointment to Inspect H&S implementation on site

Rob Maddox – TW Regional Health, Safety & Environmental Advisor

4.4 Environmental H&S Standards

Extracts, are annexed, from Taylor Wimpey's Site HSE Manual / CDM/EMS Manual to demonstrate Environmental considerations and measures that are put in place for every site. A Site Specific Environmental Action Plan see **Appendix 2** which will highlight those specific environmental issues to which our sub-contractors will take into account when carrying out their tasks on site.

5.0 Demolition Management Plan

A demolition and refurbishment survey is to be carried out by our chosen contractor before any demolition works can commence. If the shed 7 tank contain asbestos or contaminative substances, this will be removed and safely disposed of by our chosen contractor, if not the appointed groundworks contractor will remove the existing structures. C-Mist will provide CDM support for the demolition process if necessary.

6.0 Parking & Traffic Management Plan

The route for deliveries & general site access will be the link road via Branston Lane, see **Appendix 3** for Construction Management Plan layout.

Plant delivery vehicular requirements will be planned/advised after a site visit to view the approach route by the contractor responsible.

To ensure there is limited disruption in terms traffic flow, the following procedures will be put into place, deliveries will only be permitted between the hours of 7:30 –17:00 Mon-Fri and 08:00-13:00 Saturdays (a letter to explain this will be sent to all suppliers and contractors).

Parking for contractors will be provided on site by creating the permanent hard surfacing areas as early as possible.

Site working hours will be as follows:

- 07:30 – 17:00 Mon-Fri
- 08:00 – 13:00 Sat
- No Sunday or Bank Holiday working

TWNM standard 'site compound' layout will be set out & constructed as soon as feasibly possible.

7.0 Noise, Dust & Vibration Management Plan

There are no main receptors to the above nuisances due to the due to the surrounding area being proposed for new development alongside Taylor Wimpey.

If necessary during the construction measures will be put in place to guard against and reduce potential nuisances from all relevant activities and will be included within the method statements and deployed for each task.

Dust generation from general operations and those site specific items such as trench excavation are identified and recognised within the Site Specific Environmental Plan and mitigations measures will be available on site to deal with any dust suppression. A road sweeper will be employed on a rota basis to deal with any muck tracked onto the road.

8.0 Site Waste Management Plan

TWNM is legally required to produce a Site Waste Management Plan which sets out, for the benefit of all involved, the objectives to minimise site waste generation and plan the potential re-use and/or disposal associated with every operation on the site. An example plan is included within **Appendix 4** of this document.

The day to day construction of houses does generate waste which is kept to an absolute minimum through efficient use of materials supplied in conjunction with our suppliers also.

Contamination testing has revealed that, in the main, there is negligible risk of contamination across the site and the soil is suitable for re-use as non-structural fill on the development.

TWNM are part of an overall company wide scheme which provides for Re-Use of material arisings between sites and between TW regional offices and therefore provides further opportunities within the Site waste Management Plan.

9.0 Production Management Plan

9.1 Tree works and root protection

All existing trees and hedgerows to be removed.

9.2 On-site roads & sewers

Plant: Tracked Back-Excavator / Trench Box / Dumper / roller / paver

Materials: Concrete & Plastic Sewer Pipes / gravel pipe bedding / stone / sand /tarmac

- Material deliveries will be off loaded on site
- Excavated materials will be side-cast and bunded until basecoursed road surface constructed in order to remove off site or reused on site.
- Road and sewers will be constructed to base course layer in accordance with the Warwickshire County Council Highways construction specification for the entire length of road providing access and storage possibilities.

9.3 House Construction Works

Standard construction to adhere to TWNM build programme timescales.

Plant: Tracked Excavator

- Foundations to be excavated to a maximum depth of 2.5m depth.

Anticipated duration to complete site is 3 years from commencement of the first production plot.

9.4 Services Works

Sub Contractor : TBA

Plant: Tracked Excavator

Materials: mains conduit / sand bedding / plastic ducting

- Trench route pre-excavated by road and sewer contractor
- Hand excavation to all protected areas
- Individual utility company main laid by their appointed contractor on sand blinding within the trench with protective covering to top where necessary

10.0 Habitat & Conservation Management Plan

No ecology issues to be accounted for. Further surveying to be completed during March and September.

Archaeological investigations to be completed prior to construction.

Note: Best Practice to be Observed during Construction

Crested Newts: If a great crested newt is seen present during any phase of the proposed development a suitably qualified ecologist should be consulted immediately.

Appendix 1 – Site Plan

Appendix 2 – Site Environmental Action Plan

Appendix 3 – Construction Management Plan Layout (LPE)

Appendix 4 – Site Waste Management Plan (Example)