



Construction Management Plan for Unit M Project

Table of Contents

1. PROJECT INFORMATION	3
A. Introduction	3
B. Planning condition reference	3
C. Site address	4
D. Project Details and Overview	4
2. SITE MANAGEMENT	5
A. Site personnel Responsibilities	5
B. Development site layout and welfare arrangements	5
C. Site personnel and visitors' traffic.....	5
D. Managing materials, site storage, and good housekeeping	5
E. Site security.....	6
3. COMMUNITY LIAISON AND COMMUNICATION.....	7
A. Site Contacts.....	7
B. Complaints Procedure.....	7
C. Documentation	7
D. Community Liaison.....	7
4. SITE OPERATIONS	8
A. Construction Programme	8
B. Working hours	8
C. Deliveries and transport of materials, plant, and equipment to site	9
D. Construction Traffic Management	9
E. Noise control and management	11
F. Vibration control and management	12
G. Air Quality & Dust Control	14
H. Mud control and management.....	14
Wheel Cleaning	15
5. WASTE MANAGEMENT	16
Waste Management on Site	17
Segregation	17
Management.....	18
Re-use	18
Recycling	18
Landfill.....	18
Anticipated Waste and Processing.....	18
APPENDIX A	19
APPENDIX B	20

1.PROJECT INFORMATION

A. Introduction

This Construction Management Plan (CMP) provides project-specific management measures and outlines responsibilities for compliance with legislation.

This document intends to provide the necessary information to demonstrate that principal contractor is fully understood the requirements and conditions placed on them regarding the works at Unit M, Arena Business Centre, 71 Ashfield Road, N4

This CMP is a live document which should be reviewed at regular intervals and when activities or conditions on site change in a way that may influence management measures.

B. Planning condition reference

This section outlines the required items for the council's CMP requirements and related planning conditions. With the application number of HGY/2022/0211.

A Construction Management Plan (CMP) shall be submitted for the Local Planning Authority's approval at least six weeks prior to construction work commencing on site. The Plans shall provide details on how construction work (and demolition) is to be undertaken in a manner so that disruption to traffic and pedestrians on local roads surrounding the site is minimised. Construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods, whilst the plans shall also take into consideration other sites that are being developed locally and where possible co- ordinate movements, as well as implementing measures to safeguard and maintain the operation of the local highway network.

Reason: To ensure that the impacts of the development proposal on the local highways network are minimised during construction.

C. Site address

The site address is Unit M, Arena Business Centre, 71 Ashfield Road, N4

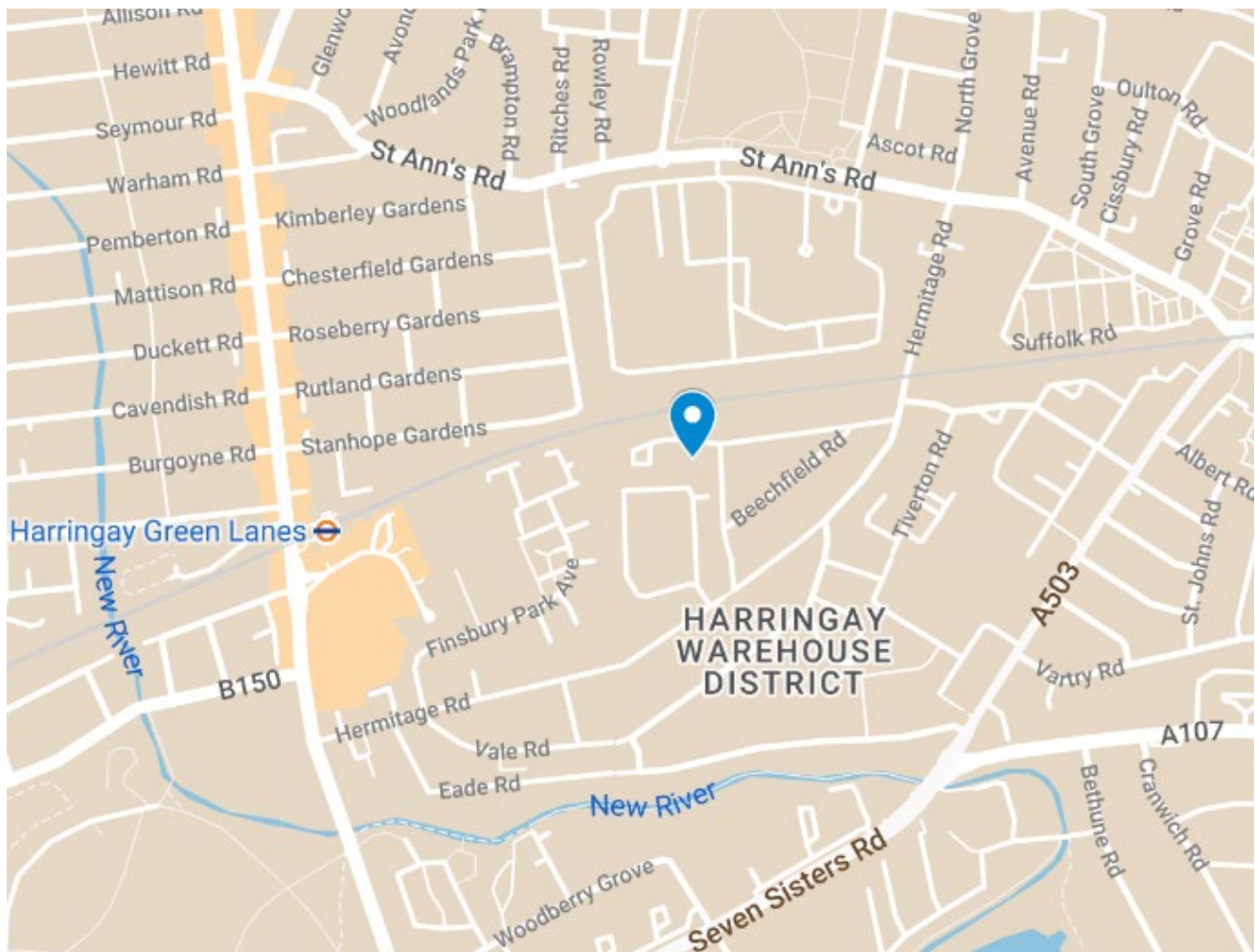


Figure 1: Project Location view

D. Project Details and Overview

The project involves the refurbishment of an existing building, incorporating the installation of a replacement composite corrugated roof, the addition of new roof lights, and the extension of all external walls by 1,000mm to facilitate the creation of a new internal mezzanine floor level. Additionally, the existing facade will undergo remodeling, including the insertion of new openings and the blocking up of existing window and door openings. The project also includes the introduction of a green roof and air source pump, along with the enclosure and installation of a new steel balustrade around the external garden terrace.

2. SITE MANAGEMENT

A. Site personnel Responsibilities

The principal contractor would have overall responsibility for the project for the development and implementation of the CMP. Other members of the project team would also be assigned specific roles and would be responsible for the correct application of the CMP. Individual specialists may also be appointed to provide expert advice.

The selected contractors would be responsible for coordinating and managing all the environmental activities during the construction phase. The Construction Manager would carry out the following duties:

- Develop and review the CMP and specialist procedures.
- Update the CMP and inform the council if required.
- Lead the appointment of construction staff and environmental specialists.
- Ensure delivery of environmental training to personnel within the project team.
- Monitor construction activities and performance to ensure compliance with the CMP and that identified and appropriate control measures are being effective; and,
- Act as a main point of contact between the regulatory authorities and the project on environmental issues.
- Any emergency deviation from shall be notified to council.

B. Development site layout and welfare arrangements

The site layout and welfare arrangements are shown in the Appendix A.

C. Site personnel and visitors' traffic

The Principal Contractor will instruct and train the team, subcontractors, and visitors to give minimum impact to the neighborhood traffic. The Owner will facilitate parking spaces at the Arena Business Centre.

The estimated number of personnel working on the site will peak at about 6 persons. All personnel will be inducted prior to commencing work on the site. The site induction is the primary means of communicating the project travel plan and supporting info. The site induction is carried out by the Construction Manager or the Site Manager.

D. Managing materials, site storage, and good housekeeping

Site storage and welfare facility are within the site hoarding area. All plant and materials will be stored on site away from the pedestrian and vehicular access routes. Please refer to the Appendix A for further information.

For the **housekeeping** the Contractor will follow the below:

- Keep the site boundary fence or hoarding in good repair.
- Check it regularly to make sure it is in good condition; it isn't falling, and it hasn't been damaged.
- Only allow authorized people on site – and keep the gate closed between deliveries. Keep vehicles and pedestrians apart while they are moving around the site. Use barriers if necessary.

- Make sure footpaths and traffic routes are firm, level, stoned up if necessary, and gritted if icy.
- Keep walkways, stairs, and work areas clear and free from obstructions such as trailing cables, rubbish, and unused materials. Tidy up as you go.
- Make sure you have: - toilets with hot water, paper, and soap; - somewhere for workers to change, store and dry their clothing, and somewhere to sit and eat.
- Keep all the welfare facilities clean, tidy, well-lit, and warm.
- Put skips where they can be filled easily and collected safely.
- Make sure timber is stacked flat rather than upright and pallets used to stack materials are in good condition, on firm ground and not leaning.
- Explain to everyone on site the importance of keeping their work area clear and enforce it.

E. Site security

As the construction site is situated within a private business center, public access will not be available. To secure the construction site and its facilities, hoarding or fencing will be installed. A range of allowable variations are as follows:

- The Minimum Case A post chain link/mesh fence, where appropriate for minimum security and noise limitation needs.
- Special Circumstances Where a particular appearance or acoustic rating is needed.

The provisions of the Health and Safety at Work Act 1974 will be followed in all cases. Hoardings erected causing poorly lit walkways will have bulkhead lights fitted.

Gates in the fencing or hoarding should, as far as is practicable be positioned and constructed to minimize the noise transmitted to nearby noise sensitive buildings from the worksite or from plant entering or leaving the site. Hoardings will be provided and maintained, by the Contractor. Adequate security will be exercised by the Contractor to prevent unauthorized entry to or exit from the site. Site gates will be closed and locked when there is no site activity and site security provisions will be set in motion. Provision of alarms will follow HSE requirements.

3.COMMUNITY LIAISON AND COMMUNICATION

A. Site Contacts

The site contact information and emergency contact information and complaint contact information will be clearly presented on the fencing in a format similar to the following:

Contact Name & Surname	Company	Role	Mobile Number	Email
	TBC	Main Contractor		

This table will be completed once the main contractor and site manager are appointed, and the finalized version will be submitted to the council.

B. Complaints Procedure

The principal contractor will clearly display contact details in prominent locations, at various points around the site boundary.

The principal contractor will keep accurate records of any complaints received.

C. Documentation

The contractor may hold appropriate documentation that may include vibration and dust monitoring results, complaint logs and action taken record.

D. Community Liaison

The site management team will liaise with residents continuously and place all necessary notice before hand including relevant contact details of related people.



4. SITE OPERATIONS

A. Construction Programme

Projects key dates can be found below.

ITEM	START DATE	FINISH DATE
Site Setup	March 2024 (last week)	March 2024
Demolition	April 2024	April 2024
External Walls / Facade	April 2024	May 2024
Roofing	June 2024	June 2024
Interior Fit out	July 2024	November 2024
Snagging & Handover	December 2024	December 2024

B. Working hours

Construction works which will be audible at the site boundary will be restricted to the following hours: 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and no working on Sundays and / or public holidays.

C. Deliveries and transport of materials, plant, and equipment to site

All deliveries will be from site through the Arena Design Centre's entrance via Oakdale Road. Please refer to the appendix for the shown loading/unloading area.

Deliveries will be arranged in accordance with Manual Handling Operations Regulations 1992, as amended in 2002, in order to carry the materials by manual handling. Main frame and associated members will be manufactured off site and delivered in small pieces for manual handling.

Any services on the road will be marked and protected during the construction work. The principal contractor to arrange deliveries in a schedule to avoid peak hours and reduce the congestion.

D. Construction Traffic Management

1. Traffic Impact Mitigations

The construction manager will play a crucial role in overseeing scheduled deliveries, emphasizing the importance of avoiding unnecessary idling in front of the site, thereby maintaining a smooth and secure flow of operations.

Avoiding Peak Hours

The operational schedule for deliveries in the area will be planned to align with the neighborhood's peak hours. (07.30 AM- 9.30 AM and 4.00 PM – 6.00 PM)

Avoiding Cumulative Impact

The construction manager will be in contact with the nearby project managers (if any) and will strategically plan the deliveries to avoid cumulative impact on the highways.

To further ensure the safety and efficiency of ingress and egress activities, a set of safety measures will be implemented to safeguard and maintain the operation of the local highway network.

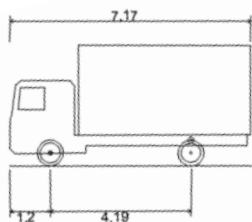
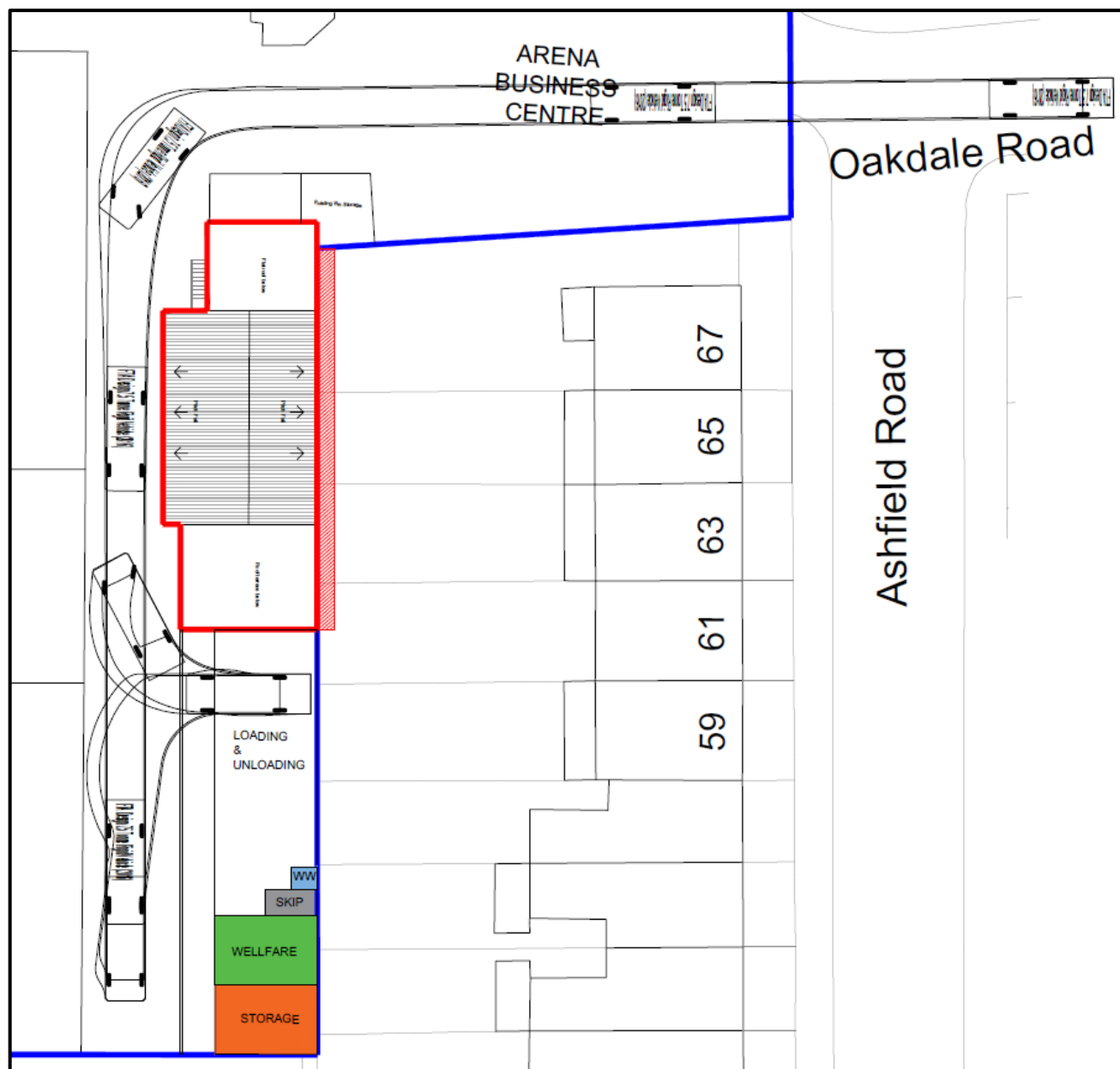
2. Construction Vehicle Traffic

Vehicle Type	Estimated Number	Site Setup	Demolition	External Walls/Facade	Roofing	Interior Fit-out	Snagging & Handover
7 meters Lorry*	Vehicle per week	2		1	1	1	
Rubble Skip	Vehicle per week		2				
General Skip	Vehicle per every 2 weeks			1	1	1	1
Van Deliveries*	Vehicle per week			1	2	3	1
*consumables, paint, decorating products, tools							

Estimated vehicle numbers for the construction are shown in the table above.

3. Ingress & Egress to The Construction Site

SPA is shown below for 7.5 tonne Rigid Vehicle's ingress and egress to the site's hoarding area.



FTA Design 7.5 Tonne Rigid Vehicle (2016)

Overall Length	7.170m
Overall Width	2.300m
Overall Body Height	3.580m
Min Body Ground Clearance	0.375m
Track Width	2.120m
Lock-to-lock time	3.00s
Curb to Curb Turning Radius	7.000m

E. Noise control and management

The Principal Contractor will assess the risks to employees & neighborhood from noise at work; take action to reduce the noise exposure that produces risks. The contractor will also make sure legal limits on noise exposure are not exceeded and provide employees with information, instruction and training and carry out health surveillance where there is a risk to health.

The principal contractor will make sure that; all contractors should make available for inspection a method statement (in accordance with the principle described in BS 5228: 2009: Part 2: Code of practice for noise and vibration control on construction and open site) stating precisely the type of plant to be used and the proposed noise control methods. The contractors will also be required to comply with other relevant provisions of the Control of Pollution Act 1974

The risk assessment will:

- Identify where there may be a risk from noise and who is likely to be affected.
- Contain a reliable estimate of employees' exposures and compare exposure with the exposure action values and limit values.
- Identify what we need to do to comply with the law (eg whether noise control measures or hearing protection are needed and if so where and what type
- Identify who needs to be provided with health surveillance and whether any are at particular risk

The contractor should also comply with the recommendations set out in BS 5228:1997 AMD 1 Code of practice for noise control on construction and demolition sites.

- Compressors should be fitted with properly lined and sealed acoustic covers, which should be kept, closed whenever in use.
- Pneumatic percussive tools should be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum.
- Care should be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce impact noise.

Best practice should be adopted where possible, to minimize noise from site preparation, demolition and landscaping. Examples of this are:

- Developers and constructors to follow guidelines in BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise.
- Plant and vehicles should comply with EU noise emission limits.
- Select quiet plant whenever possible.
- Control the hours of operation of all plant and vehicles and avoid their unnecessary use.
- Use acoustic screening where possible.
- Use noise attenuators where needed.

- Locate vehicle routes away from sensitive sites and ensure road surfaces are well maintained to reduce rattling of vehicles.
- Avoid noise-sensitive areas regards to materials handling and storage.
- Locate stationary plant away from noise-sensitive areas.

Requirements under the law:

- Provide employees with hearing protectors if they ask for them and their noise exposure is between the lower and upper exposure action values.
- Provide employees with hearing protectors and make sure they use them properly when their noise exposure exceeds the upper exposure action values.
- Identify hearing protection zones (ie areas where the use of hearing protection is compulsory and mark them with signs if possible)
- Provide employees with training and information on how to use and care for the hearing protectors.
- Ensure that the hearing protectors are properly used and maintained.

Using hearing protection effectively:

- Make sure the protectors give enough protection (aim at least to get below 85 dB at the ear)
- Target the use of protectors to the noisy tasks and jobs in a working day
- Select protectors which are suitable for the working environment (consider how comfortable and hygienic they are)
- Think about how they will be worn with other protective equipment (eg hard hats, dust masks and eye protection)
- Provide a range of protectors so that employees can choose ones which suit them.

Don't:

- Provide protectors which cut out too much noise as this can cause isolation or lead to an unwillingness to wear them.
- Make the use of hearing protectors compulsory where the law doesn't require it
- Have a 'blanket' approach to hearing protection (better to target its use and only encourage people to wear it when they need to)

F. Vibration control and management

The Principal Contractor will assess the risks to employees & neighborhood from vibration; take action to reduce the environmental and health risks.

In conducting a risk assessment, the contractor will assess daily exposure to vibration by means of:

- Observation of specific working practices
- Reference to relevant information on the probable magnitude of the vibration corresponding to the equipment used in the particular working conditions.
- If necessary, measurement of the magnitude of vibration to which his employees are liable to be exposed.

- Employer shall assess whether any employees are likely to be exposed to vibration at or above an exposure action value or above an exposure limit value.

The risk assessment will include consideration of:

- Magnitude, type and duration of exposure, including any exposure to intermittent vibration or repeated shocks.
- Effects of exposure to vibration on employees whose health is at particular risk from such exposure.
- Any effects of vibration on the workplace and work equipment, including the proper handling of controls, the reading of indicators, the stability of structures and the security of joints
- Any information provided by the manufacturers of work equipment.
- Availability of replacement equipment designed to reduce exposure to vibration.
- Any extension of exposure at the workplace to whole-body vibration beyond normal working hours, including exposure in rest facilities supervised by the employer.
- Specific working conditions such as low temperatures
- Appropriate information obtained from health surveillance including where possible published information.

The control measures will include:

- **Prevent:** Where possible think about eliminating or reducing the amount of vibration. Consider:
 - eliminating unnecessary vibrating tasks at the design stage and using prefabricated components
 - using an alternative process that does not expose workers to vibration. For example:
 - block splitters instead of cut-off saws
 - bursting or crushing instead of pneumatic drilling
 - isolating workers from tasks creating vibration; eg by using a breaker attachment for an excavator or remote controlled equipment instead of a hand-held breaker
- **Control:** Even if you stop some of the risk this way, you may still do other work that can create significant vibration. Control the risk by:
 - Equipment – don't buy or hire a problem if you don't have to. Select low-vibration tools and equipment. Make sure it is also correct for the work you are doing. Equipment that is unsuitable, too small or not powerful enough may mean the task takes much longer and exposes workers to unnecessary vibration.
 - Work practices – the right equipment still has to be used correctly. Check how it should be operated to ensure you get reduced vibration levels. Promote techniques that reduce grip force. Improve the design of workstations to limit the loads on hands, wrists and arms caused by any possible poor posture. Devices, such as jigs and suspension systems, can be used to take the weight and vibration of the tools away from the worker.
 - Rest and rotate workers – limit the time workers are exposed to vibration for long, continuous periods. Rotate workers where tools require continual or frequent use.

- Gloves and warm clothing – provide protective clothing if needed to keep workers warm and dry. Maintain core body temperature as this encourages good blood circulation. Use gloves to keep hands warm but be aware that they do not provide any protection from vibration.
- **Train:** Tell workers about the risks from vibration and how to use the controls properly.

G. Air Quality & Dust Control

A range of approaches to mitigate the impact on air quality will be used to meet best practice:

- Use of low-emission vehicles;
- Removal of materials that have potential to produce dust, where possible;
- Enclosure of material stockpiles at all times and damping down of dusty materials during dry weather;
- Provision of appropriate hoarding and / or fencing to reduce dust dispersion and restrict public access;
- Maintenance of Site fencing, barriers and scaffolding clean using wet methods;
- Control of cutting or grinding of materials on the Site and avoidance of scabbling;
- Dust generating machinery e.g., disk cutters to be fitted with vacuums;
- Appropriate handling and storage of materials, especially stockpiled materials;
- Restricting drop heights onto lorries and other equipment;
- Fitting equipment with dust control measures such as water sprays, wherever possible;
- Using a wheel wash, avoiding of unnecessary idling of engines and routing of Site vehicles as far from sensitive properties as possible;
- Ensuring bulk cement and other fine powder materials are delivered in enclosed tankers and stored silos with suitable emission control systems to prevent escape of material and overfilling during delivery;
- Using gas powered generators rather than diesel if possible and ensuring that all plant and vehicles are well maintained so that exhaust emissions do not breach statutory emission limits;
- Switching off all plant when not in use
- No fires would be allowed on the Site; and
- Ensuring that a road sweeper is available to clean mud and other debris from hard standing, roads and footpaths.

H. Mud control and management

Since the project doesn't include any groundworks, no mud is expected on site. But to avoid any construction debris, the principal contractor will take strict measures to prevent any deposition on the highways. This will include but not necessarily be limited to:

- There will be clean hard standings for vehicle entering, parking, and leaving the site.
- Wheel cleaning facility will be deployed within the site fencing.
- Complete sheeting of each lorry load of spoil removed to prevent spoil falling off during its journey to the tip.

Wheel Cleaning

During the operations vehicles exiting the site may carry deposits of clay or wet concrete, trapped on their tires, out on to the street. To prevent this occurring, a wheel cleaning regime will be implemented.

To reduce the pollution risk, make sure that all relevant measures are considered, including:

- plant and wheel washing is carried out in a designated area of hard standing from any watercourse or surface water drain, rock outcrop (hard rock at surface)
- run-off is collected in an impermeable sump
- settled solids are removed regularly and appropriately disposed of



Figure 1 - Proposed Wheel Washer

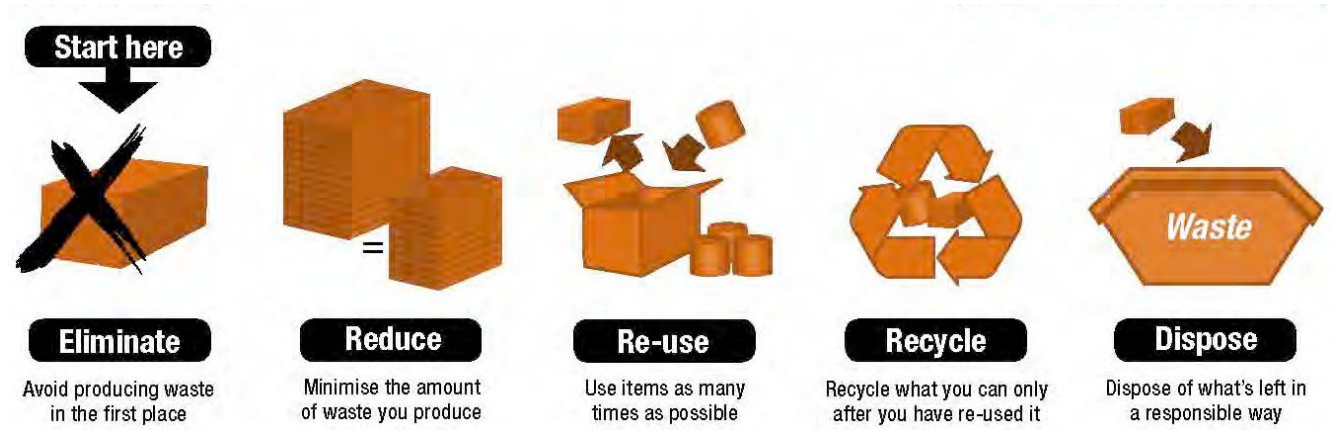
All construction vehicles accessing and egressing the site will pass through Business Centers entrance. As noted on the Plan, see Appendix A, an area has been set aside for wheel washing facilities. Where necessary a mobile Jet wash will be placed and used to remove any debris from construction vehicles.

- Wheel cleaning will consist of two simple operations carried out by designated operative, suitably attired for this work.
- Before leaving, the vehicle will stop and turn the engine off. If necessary, any heavy deposits will be removed manually using scrapers or the like.
- Following step one, wheels will be washed using a high-pressure jet wash lance ensuring that any residual deposits lodged in the tires are removed. If required, the vehicle will move forward slightly to ensure that the complete circumference of the wheel is clean.

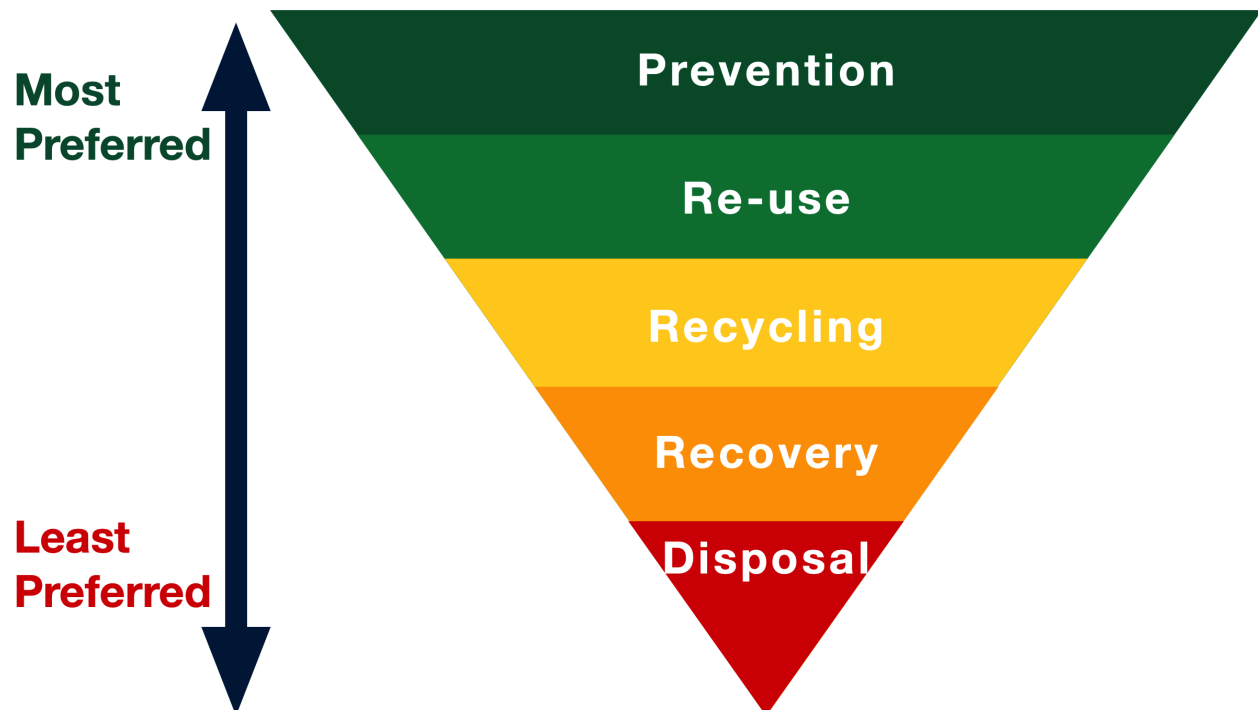
On completion wheels will be inspected and confirmed that the vehicle is fit to leave site. The site operatives will ensure that water used during wheel washing operations does not migrate out onto the main highway.

5.WASTE MANAGEMENT

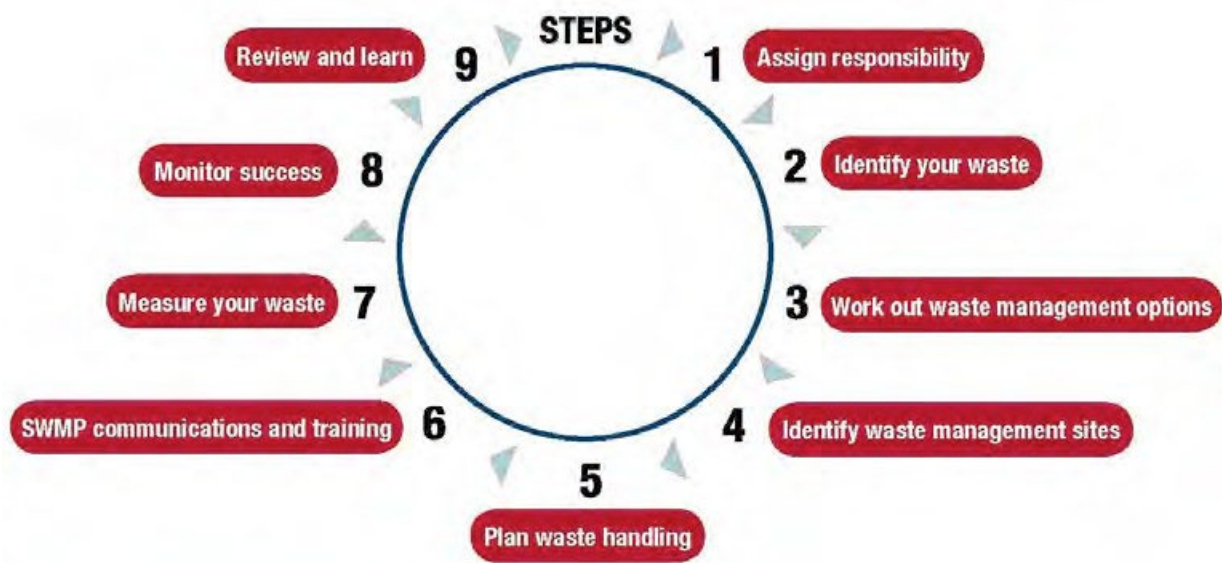
The Principal Contractor will comply with the related Site Waste Management regulations and will also follow the below site waste management hierarchy.



The site waste management preference is described as below.



The Principal Subcontractor to follow the below steps.



Waste Management on Site

Surplus or waste materials arise from either the materials imported to site or from those generated on-site. Imported materials are those, which are brought to the project for inclusion into the permanent works.

Generated materials considerations to waste management such as waste reduction, segregation of waste, disposal of waste, financial impacts of waste disposal and recording, monitoring, education and reviewing.

This section outlines the procedures that have been put into place and demonstrate how they benefit the environment, how the principal contractor can measure the effects and how these procedures and practices are sustainable.

Segregation

A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse, and return. Recycling and waste bins are to be kept clean and clearly marked to avoid contamination of materials and minimize/eliminate the adverse impacts.

The labelling systems shall be the Waste Awareness Color Coding Scheme. If the skips are clearly identified the bulk of the workforce will deposit the correct materials into the correct skip. Skips for segregation of waste identified currently are:

- Wood
- Metal
- Brick/rubble
- General waste

As works progress and other trades come to site other skips will be placed to enable certain waste to be removed from site. This is likely to include:

- Plasterboard
- Paper and cardboard (bagged up)

Management

Waste materials fall into three categories for management, these are:

- Re-use
- Recycle
- Landfill

Re-use

If surplus materials can be used in the permanent works they are classified as materials, which have been re-used. If they are surplus to requirements and need to be removed from site and they can be removed and used in their present form, they can be removed from site for reuse.

Recycling

If the surplus material cannot be re-used in its present form but could be used in a different form, it is sent for recycling such as 50x50 timber to make chipboard.

Landfill

If either of the above cannot be satisfied, then the only option left is to send the surplus materials to landfill.

Anticipated Waste and Processing

Waste Type	Main Management Process
Soil arisings	Reuse on site where appropriate, remediate where necessary
Concrete, masonry and aggregates	Crush and reuse on site
Metals	Recycle via appropriate waste carrier
Paper and cardboard	Segregate and recycle via appropriate waste carrier
Sanitary waste	Remove by specialist waste contractor
Plastics and glass	Recycle via appropriate waste carrier

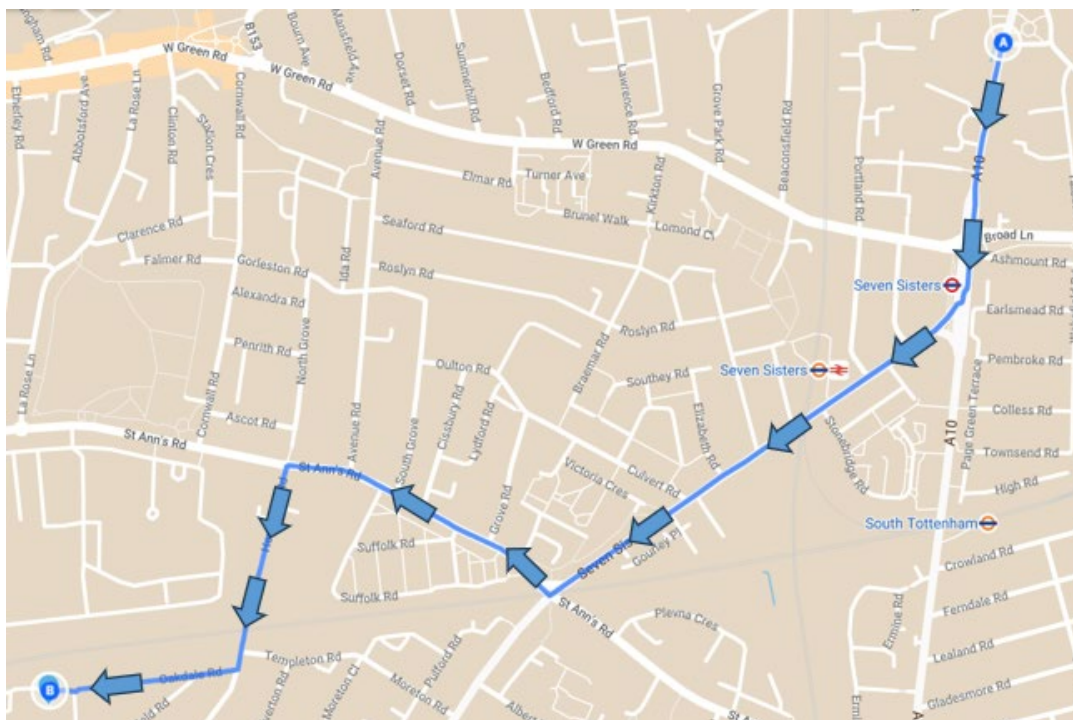
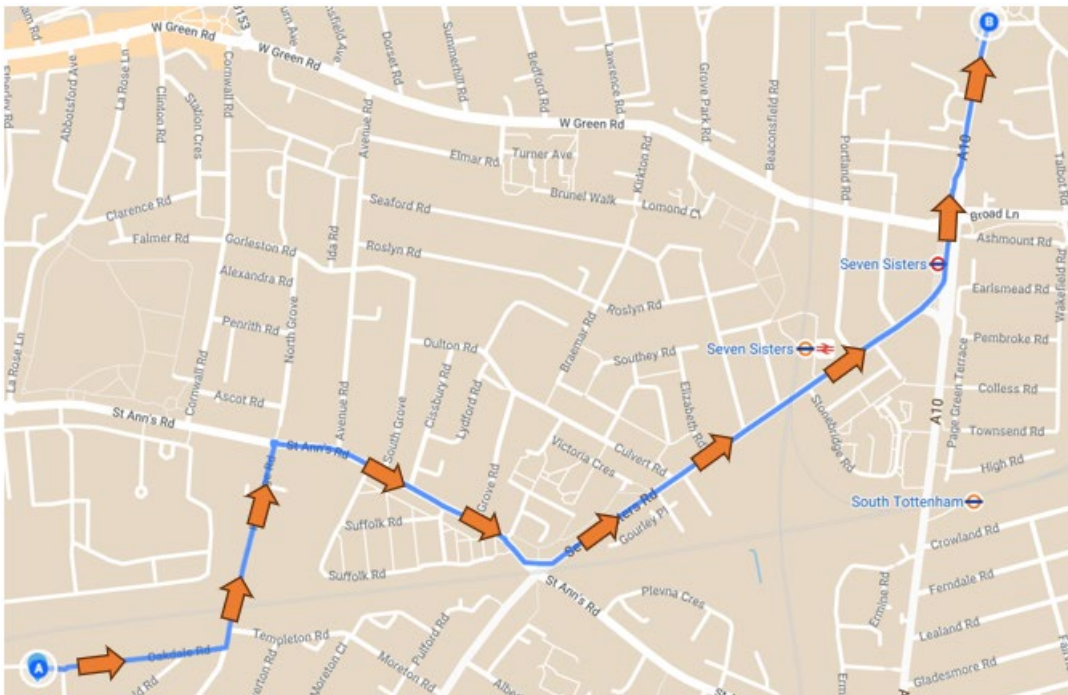
APPENDIX A

The below sketch indicates the welfare facilities, skip location and proposed material drop of area.



APPENDIX B

The below figures indicate the accessing routes to and from the site.



REPORT INFORMATION

REPORT NAME	REV	DATE	PREPARED BY	PREPARED FOR	CHECKED AND APPROVED BY
Construction Management Plan (CMP) for Unit M Project	0	30/01/2024	Liongate Construction LTD		