

Delacy Meadows

CONSTRUCTION MANAGEMENT PLAN

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

Contract No. DM100



ISSUE SCHEDULE

	Issue Date	Day	05					
		Month	01					
		Year	26					
		Revision	A					
Recipient	Role							
Ben Bailey Homes Jason Lock – C/Director	Client		✓					
Portal Safety & Training Services LTD	Principal Designer CDM		✓					
Haigh Huddleston Associates	Architect Engineer		✓					
Heneghan Architecture	Principal Designer (B/C)		✓					
Ben Bailey Homes	Principal Contractor		✓					

REVISION LOG

Revision Date	Details of Revision
5 th Jan 2026	First Issue
6 th Jan 2026	New Compound Location
16 th Jan 2026	Folder 3 Section 6 – SWMP Check Sheet Added

Authorised By: RC/JB	Doc Ref: HSF-003	Rev: A1
Document Owner: Jason Lock	Issued Dec22	Page: 1 of 17

PRE-CONSTRUCTION INFORMATION FOLDER

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1.0 INTRODUCTION

General

Clients involved in the procurement of construction work, including maintenance and alterations, have legal duties assigned to them under the Construction (Design and Management) Regulations 2015 (CDM). Portal Safety & Training Service LTD have been appointed as Principal Designer to assist with compliance, to ensure that others appointed under contract carry out their duties from a health and safety perspective, and to co-ordinate and manage the health and safety aspects of the design. Designers are assigned legal duties under CDM, to co-operate with the Principal Designer, the designer must take into account the general principles of prevention and any pre-construction information to eliminate, so far as is reasonably practicable, foreseeable risks to the health or safety of any person carrying out or liable to be affected by construction work; maintaining or cleaning a structure; or using a structure designed as a workplace. A designer must take all reasonable steps to provide, with the design, sufficient information about the design, construction, or maintenance of the structure, to adequately assist the client, other designers and contractors to comply with their duties under these Regulations

Creating the Plan

This Pre-Construction Information File has been prepared in compliance with CDM. It seeks to convey information provided by the client, designers and others and efforts have been made to produce a document which is as comprehensive as possible. It should be noted, however, that this Pre-Construction Information File does not seek to be exhaustive - there may be unidentified hazards which are present on the site, in the existing structures or arise during the planned works. The focus in this document is to highlight known significant hazards, particularly those which may be regarded as non-standard or abnormal in some way. Where applicable the Principal Designer has included a Health & Safety Issues Register with this File appendices which is a working document to include those hazards identified by the Designers and Client Representatives engaged on the project. The absence of a reference to a specific hazard should not be taken as a warranty that such a hazard is not present or cannot and will not arise during the works.

This folder addresses Health and Safety issues only.

Using the Plan

The Pre-Construction Information Folder is to be used by the Principal Contractor to assist in the preparation of the Construction Phase Plan which should be maintained current throughout the life of the project and should become a specific document which sets out the arrangements for securing the health and safety of all those carrying out the work and all others who may be affected by it.

When developing the Construction Phase Plan the Principal Contractor should identify the hazards and assess the risks at each of the main stages of the construction phase including, but not necessarily limited to, those identified in this document. The Principal Contractor should also identify their organisation and arrangements for managing health and safety.

The Construction Phase Plan needs to be kept up to date, modified and altered in the light of changing circumstances. As the construction work progresses safety method statements and information from contractors starting during the various work stages will invariably mean parts of the Construction Phase Plan have to be amended and updated. Reviews of parts of the Construction Phase Plan may also need to be made if there are design changes, unforeseen circumstances, etc. It is vital that such changes are notified to all those working on site who may be affected.

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2.0 EXECUTIVE SUMMARY

The Principal Contractor is to take cognisance of the significant risks which are known at the time of producing this plan. The significant risks may increase/decrease as the design and planning stages of this project are developed. Any further risks/unusual Health and Safety related items which are highlighted after the issue of this plan will need to be communicated to the Principal Contractor and the other duty holders. The Principal Contractor must refer to any design risk management information, this may be in the way of Risk Registers, Designer Risk Assessments, SHE Boxes on drawings or any communicated information.

Consideration must be given to;

- **Underground services**
- **Overhead Powerlines**
- **Stability of existing mine shafts**
- **Excavations**
- **Moving vehicles/plant**
- **Site security**
- **Traffic management**
- **Reducing noise**
- **Reducing dust**
- **Temporary works**
- **Working at heights**
- **Manual handling**
- **Infectious diseases**

SAFE OPERATING PROCEDURES DURING CONSTRUCTION WORK

Important (Health & Safety) Infectious diseases key factors to consider;

Ensure that suitable arrangements have been incorporated within the construction phase plan and have been reviewed with the Client / Principal Designer before construction work begins. This should be formally reviewed and recorded as to demonstrate the plan is suitably developed in order for works to commence on site.

Where a project is set to commence, a pre-start meeting is to be undertaken as to clarify on site infectious diseases controls and agreed measures are in place prior to the site opening. (This should be minuted)

Where a site is set to commence a possible pre-check inspection by the health and safety/CDM appointment on the project should be done.

Ensure workers are given any toolbox talk/re-induction on INFECTIOUS DISEASES and the additional control measures implemented on site.

When tendering/pricing for a construction project the factoring of additional time, monies and resource (including prelims) is to be afforded in putting in place suitable and sufficient management arrangements and associated control measures in relation to INFECTIOUS DISEASES from the start.

The HSE have made it quite clear that even in the difficult times all health and safety legislation and associated guidance is still applicable and enforceable. No limitations or allowances have been afforded to any duty holder under any legislation where a duty is owed.

It should be noted that the Pre-Construction Information document will remain live whilst future information relevant to this scheme is added as it becomes available or updated as necessary. All further information must be communicated to the Principal Contractor at the earliest possible opportunity.

3.0 PROJECT DETAILS

Project Directory - Key Participants

Client	Name	Ben Bailey Homes		
	Address	Conroy Brook Group Of Companies Brook House Barnsley Road Dodworth S75 3JT		
	Contact	Jason Lock	Email	jlock@conroybrook.co.uk
	Phone	01484 667777	Mobile	07706 333697
Principal Designer	Name	Portal Safety & Training Services LTD - On Behalf Of B.Bailey Homes		
	Address	Unit B Birkdale Road Scunthorpe North Lincolnshire DN17 2AU		
	Contact	Rick Theaker	Email	Richard.theaker@icloud.com
	Phone	07476 398549	Mobile	07941 434391
Structural Engineer	Name	Haigh Huddleston Associates		
	Address	Unit 4 Midgley Business Park Midgley Wakefield West Yorkshire WF4 4JJ		
	Contact	M.Huddleston	Email	martin@haighhuddleston.co.uk
	Phone	01924 574074	Mobile	07745 877798
Architect Engineer	Name	Heneghan Architecture		
	Address	Unit 16 Queens Square Business Park Huddersfield Road Honley, Holmfirth HD9 6QZ		
	Contact	Dan Heneghan	Email	dan@heneghanarchitecture.com
	Phone	01484 929222	Mobile	07795 975869
HSE	Address	Construction Division Woodlands Manton Lane Manton Lane Industrial Estate Bedford MK41 7LW		
Principal Contractor	Name	Ben Bailey Homes		
	Address	Conroy Brook Group Of Companies Brook House Barnsley Road Dodworth S75 3JT		
	Contact	Jason Lock	Email	jlock@conroybrook.co.uk
	Phone	01484 667777	Mobile	07706 333697

Pre-Construction Information

Client: Ben Bailey Homes Ltd

Project: Darton

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Specific Project Information

Site Information Land Off Coniston Avenue, Darton, Barnsley

Nature of the Project

The project comprises of the construction of 39no. 2,3 &4 bedroom semi-detached and detached new build properties, with highways and attenuation.

Mobilisation Period

1 Month

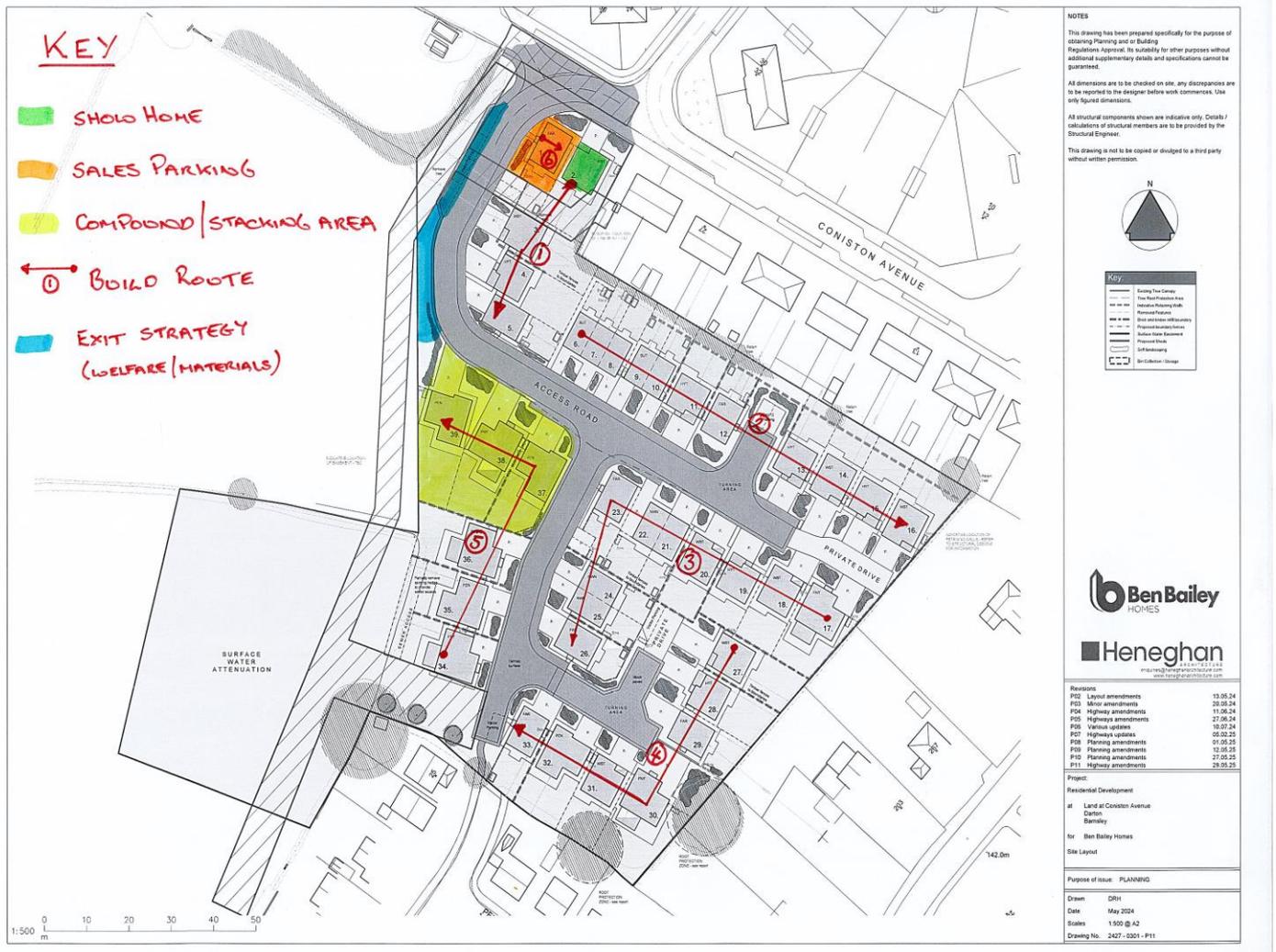
Start Date

01/02/2026

Completion Date / Duration

128 Weeks

Phasing/Build Routes/Compound



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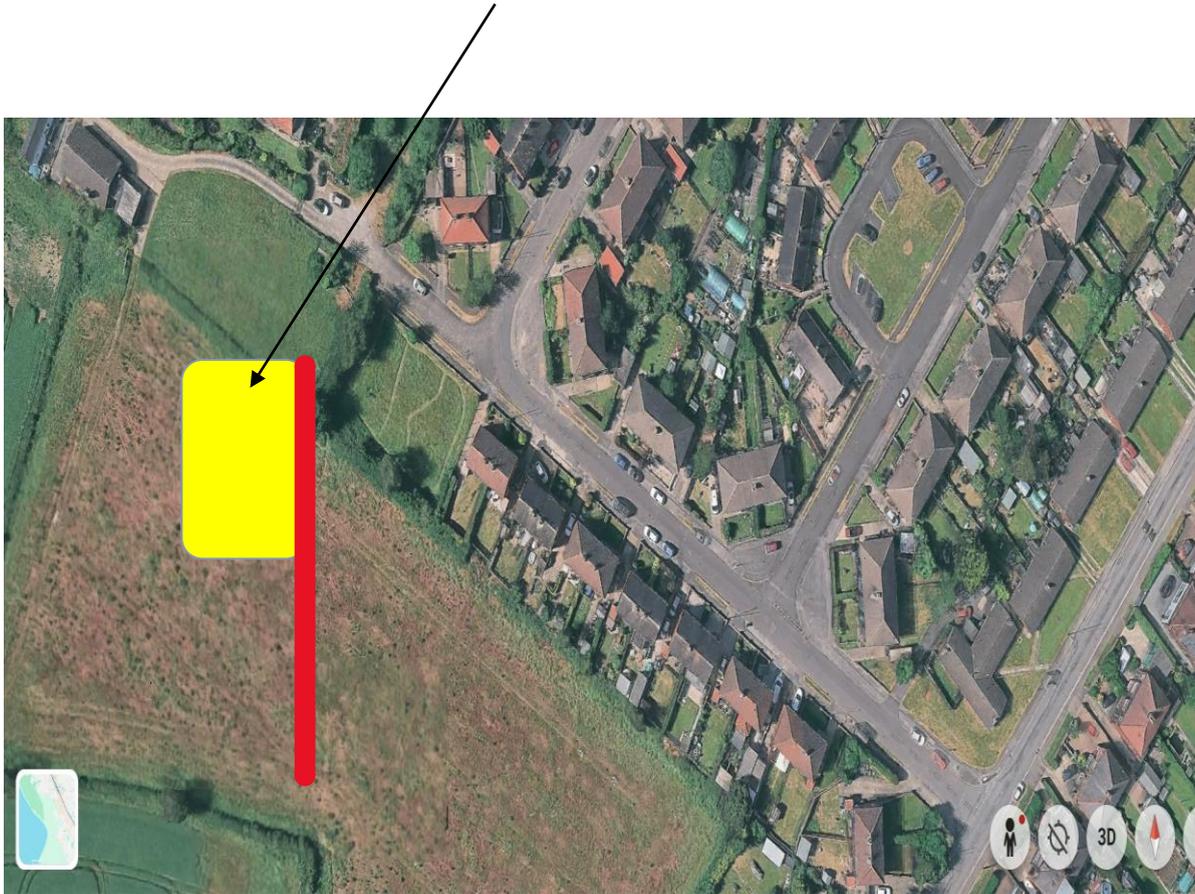
Project: Darton

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New compound location agreed with land owner to be located off site

Note!

This will now form part of the site exit strategy with the compound located off site.



Notification of Project Particulars

The F10 will be issued to the HSE following receipt of the Construction Phase Plan in accordance with Regulation 6. Information to be sent to the Principal Designer in good time to include;

Max. Nr. Of contractors on site - 10
Max. Nr. Of people on site simultaneously - 25

Local Authority if more than 500 person days project;

Country - England
Geographical Location - Darton Barnsley
Local Authority - Barnsley Council

Existing Health and Safety File

No existing Health and Safety File. This is the first issue.

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4.0 EXISTING ENVIRONMENT

Current Use of the Site

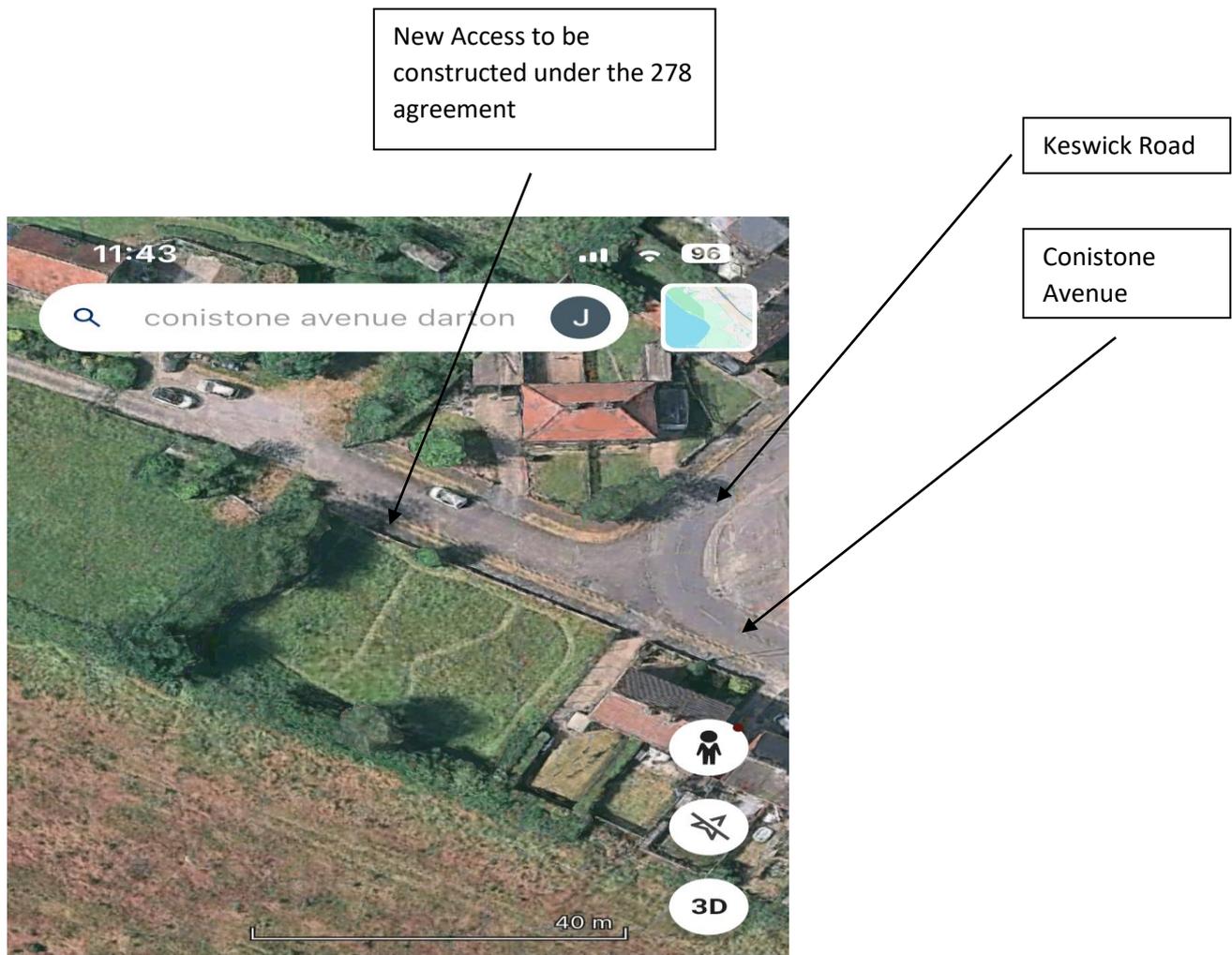
Current use of the site is an existing greenfield site with no buildings/properties situated within the site boundary.

Road and Traffic Systems Adjacent to the Site

Conistone Avenue is the adopted highway adjacent the development with Keswick Road leading off Conistone Avenue.

Site Access and Egress Points

Site access is planned to be off Coniston Avenue.
Site access is off either Coniston Avenue or Keswick Road.



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Current or Anticipated Use of Adjacent Sites

Adjacent sites comprise the following;

- Residential Dwellings on Conistone Avenue
- Residential Dwellings on Keswick Road
- Private residence giving access to farm surrounding fields

The Principal Contractor in their Construction Phase Plan must indicate specific arrangements for maintaining services, safety and providing a safe entrance and exit route to the site.

Client Site Restrictions

- Establishing Fire Detection and alarm
- Establishing Emergency Routes / Exits
- Maintaining Access for Emergency Vehicles
- Establishing Security Access Arrangements
- Maintaining Existing Traffic Management Systems
- Establishing Existing restriction i.e., working times / noise

Local Authority Planning Conditions LPA conditions

Planning conditions are contained within "Ben Baileys Sarton Draft Decision Notice.pdf" document please refer to Refer to **Appendix A**, PCI Surveys.

Client Specific Rules

- The following Clients Rules exist and be documented within the Construction Phase Plan;
- The whole site is designated a 'No Smoking' area - Contractors must comply with this policy.
- The Contractor should have a Drugs and Alcohol Policy.
- The use of personal sound systems or in-ear headphones are not permitted.
- 'Heras' type security fencing must have "Double Clips" with the nut to the inside of the compound, where this type of barrier is employed.
- Contractors are expected to use appropriate behaviour / language and be appropriately dressed whilst on the site.
- Contractors should not generally interact with pupils / students
- Contractors must comply with any restrictions imposed by the LPA Consent and/or Section 81 Counter notice issued.

The following site rules shall apply:

Security

Adequately safeguard the site, the works, products, materials and plant affected by the works from damage or theft. Segregation of activities is essential to ensure one activity does not create hazards for another, especially if the Client's premises remain open and operational during the works.

Temporary Lighting

Temporary lighting to the site compound may be provided for reasons of safety and security during winter months or at times of reduced daylight. Lighting to be mains electricity powered except during any periods where mains connections have not been made. So far as practicable, lights to be placed at low level consistent with effective use, and to be angled so as to not directly face or illuminate adjacent residential properties. Lighting to be minimised to a level consistent with safety and security and if appropriate to be controlled to illuminate only when persons are present. It is not anticipated that exterior lighting would remain on overnight.

All artificial lighting for the site, both temporary and permanent, shall be of such a design and installed and sited / angled in such a manner as to prevent glare or light shining directly into neighbouring dwellings. Regard shall be had to the guidance detailed in the Institute of Lighting Professionals 'Guidance Note 01/21 – The Reduction of Obtrusive Light.

Noise

All works are to be in accordance with the Control of Noise at Work Regulations 2005. Noise shall be kept to a minimum and no noise shall be created at unsociable hours. The use of ear protection must be enforced where applicable. The development site is located within a noise-sensitive area, being near existing residential developments. During the development process a wide range of noise sources will be present, some for short periods, during the works. Possible noise impact during the construction phase includes;

- Vehicle movements (Dumpers, Excavators)
- Hand tools (Circular saw)
- Air compressors
- Generator – diesel powered
- Plant and equipment (Forklift Trucks, Delivery Vehicles)

Other sources will be present at intervals during the development, including excavation and screening plant, haulage vehicles, impact noise from trades work and materials handling, pumps, etc. Best practice is to be adopted to always minimise the creation of un-necessary noise and the site management team will undertake regular site inspections to ensure that best practice is adopted. The requirements to minimise noise is to be included in the site induction/ 'tool box talks' provided to all personnel working on site. Although not exhaustive, the following best practice procedures are to be followed where practicable:

- Plant and machinery shall be regularly maintained to control noise emissions, with particular emphasis on lubrication of bearings and the integrity of exhaust silencers.
- So far as is practicable, noisy plant or equipment shall be situated remotely from noise sensitive receptors.
- Machines in intermittent use shall be shut down where possible or otherwise throttled down to a minimum when not in use.
- Where possible, compressors will be fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever in use. The use of pneumatic percussive tools will be avoided so far as possible, but if use is essential, will be fitted with mufflers or silencers of the type recommended by the manufacturer.

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- Where practicable, equipment powered by mains electricity shall be used in preference to equipment powered by internal combustion engines or locally generated electricity.
- Noise when loading or unloading vehicles, dismantling scaffolding or handling materials shall be minimised by avoiding drops from height etc.
- External telephone bells, tannoids and other un-necessary noise sources will not be used.

In the event of any complaint being received about noise from site operations the Site Manager is to investigate the complaint and take remedial actions as required in accordance with the complaint's procedure forming part of this Construction Management Plan.

The only exceptions may be the use of electricity generating plant (when mains electricity connection is not available) and any necessary pumps. In each case, equipment with noise suppression is to be used and maintained in good order and such equipment is not be run at a noise level which would create or cause a nuisance.

All plant and machinery used for construction of the development has been designed to minimise noise omission and vibration. All plant and machinery will meet the minimum legislation with regards noise omission.

No preparatory or construction work is to be permitted outside the working hours of 08.00 – 18.00 hours on weekdays and 09.00 – 14.00 on Saturdays. No construction work to take place on Sundays or Bank Holidays.

No deliveries shall be made to site outside the hours of 0800 to 1800 hours Monday to Friday and between 0900 to 1300 hours on Saturdays. There shall be no deliveries to site on Sundays or Public Holidays.

All machinery and vehicles employed on the site shall be fitted with effective silencers of a type appropriate to their specification and at all times the noise emitted by vehicles, plant, machinery or otherwise arising from on-site activities, shall be minimised in accordance with the guidance provided in British Standard 5228 Code of Practice; 'Noise Control on Construction and Open Sites', and Minerals Planning Guidance Note 11 (1993) 'The Control of Noise at Surface Mineral Workings'.

Vibration and control measures

Vibration from construction phases of the development, in particular due to use of peckers and piling rigs, has the potential to result in loss of amenity to sensitive receptors near to the site and in some cases nuisance or structural damage. Please note that due to the ground conditions we are not anticipating the use of any plant that will cause any of the below requirements.

Prior to commencement of work on site the Site Manager is to contact all residents and businesses located within 100m of the site boundary to outline our works which are likely to cause Vibration from construction phases of the development, due to use of peckers and piling rigs, has the potential to result in loss of amenity to sensitive receptors near to the site and in some cases nuisance or structural damage. Please note that due to the ground conditions we are not anticipating the use of any plant that will cause any of the below requirements;

- Prior to commencement of work on site the Site Manager is to contact all residents and businesses located within 100m of the site boundary to outline our works which are likely to cause vibration and the proposed timescale for the works, and provide a contact telephone number in the event of any problems.

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- A contact name a number is also to be passed on to the local authority's environmental protection unit and a sign placed on the site entrance.
- Static vibration sources to be located away from sensitive areas.
- Consideration to be given to the use of alternative equipment which results in less disturbance, and justification provided for the equipment used to be recorded in the site log book.
- Where any piling works are deemed necessary, they are to be carried out with measures to minimise noise and vibration, including reduction of the energy input per blow of the hammer driven pile, pre- boring for driven piles.
- Vibration monitoring to be carried out by the contractor responsible for the works, at a suitable position on site nearest to the closest sensitive property from the vibration source if deemed necessary.
- Vibration monitoring is to be assessed continuously during the vibration causing activity with records of monitoring and any remedial steps taken recorded in the site log book.
- Vibration monitoring to consider the Peak Particle Velocity and the frequency of the vibration itself.

Nuisance

Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, and other causes.

Parking

The adjacent streets are busy with parking and restrictions and contractor's vehicles shall be restricted to the site until suitable access onto the development is constructed.

Parking areas for staff and visitors' vehicles are to be within the site compound areas. These areas are to be provided with suitable temporary hard surfacing to prevent tracking of mud onto the public highway.

Parking areas of sufficient size to accommodate all vehicles are to be maintained and on-street parking discouraged.

Contractor parking facilities will be re-located within the site as the development progresses. Facilities are however to be close to the compound areas active at the time, and remote from existing residential areas.

Disciplinary System

Principal Contractor's own system must be documented in the Construction Phase Plan and referenced in all site inductions for construction operatives

Personal Protective Equipment (PPE/RPE/Face-Fit Testing)

The Construction Phase Plan shall state the minimum requirements to be employed on the construction site and will include the basic/standard equipment plus any other as relevant to the works, including any which requires face fit.

Principal Contractor: Face fit testing on a 'risk based' approach is acceptable, the higher the risk the more protection is required. (If a FFP3 is deemed to be suitable then this must be stated in the Construction Phase Plan. All UK employees who wear tight-fitting respiratory protective equipment (RPE) who have undergone face fit testing must have a current certificate. (Reference: The European Directive 98/24/EC of April 1998(1))

Other

The Principal Contractor must provide for and ensure that all visitors are wearing adequate and proper protective equipment before allowing their entry onto the site.

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Pollution

Take all necessary precautions to prevent pollution of the site, the works and the general environment including streams and waterways. If pollution occurs inform the appropriate authorities.

Site Inductions

The Fitout Principal Contractor will be expected to deliver their own CDM site induction. Where business client operations continue those rules of the building management shall also apply. Directly employed maintenance employees with access to construction areas shall require to sign in with the Principal Contractor and undertake induction familiarisation, details of which should be included within the construction phase plan.

To and From the Site

Haulage routes are to be established for use by heavy goods vehicles delivering to or removing wastes from the site. Primary access to the site is via the local highway network and the use of these routes is to be made clear to all construction traffic/drivers.

Within the site boundary

A site maximum speed limit of 10mph is to be imposed on surfaced/stoned up haul roads/site roads and 5 mph on all unsurfaced roads. Speed limit signs are to be erected to this effect. Routes outside of site boundary line are to be always kept clear for emergency service vehicles.

Materials handling and storage

Handling of materials are to be undertaken with due regard to noise and dust creation. For example, drop heights will be minimised; items such as scaffolding to be placed and not dropped; any stockpiles of loose material such as sand to be kept to a minimum height to avoid dust entrainment and covered if necessary. Similar precautions are to be adopted when loading excavated soils/fill to haulage vehicles.

Trees & Landscaping identified for retention are to be protected by temporary fencing prior to works in the vicinity and will be retained without damage. No storage of materials are to be located in this zone.

Measures for the control of traffic

Construction of the initial approved new roads within the site is to be continued immediately and is to be constructed up to binder course until the whole new road network is complete. This approach is to establish a good quality hard surfaced road network within the site from as earlier stage as possible which will not only provide good access to the site compound, materials stacking and site parking areas, but will also enable the stockpiled materials to be removed from site via a hard surfaced route.

Fire

Burning on site of materials arising from the works will **NOT** be permitted.

The contractor shall comply with the requirements of the Fire Prevention on Construction Sites publication, 9th edition October 2015 and HSE Guidance Document HSG 168.

1. Note the SEVEN (7) specific requirements from commencement of the works. Fire protection equipment and detections systems affected by the works may require formal notification of planned interventions and modifications.
2. Requisite notice period of a minimum of 7 days shall be required unless a specifically determined period requires notification of Landlord and other tenants of a building in use. Full reasons detailing the equipment to be isolated, type of work and locations affected along with details of the Precautions and notifications to be taken.
3. Where Hoarding will be required to segregate the CDM Area from the rest of the building and external public traffic areas. Internally, the fire compartment partitions and accessways must be protected by a minimum 30-minute fire protection and could be greater if the final fire protection design has a rating of 1 hour or more.
4. Where practicable ALL combustible materials are to be removed from site and stored in a secure area outside of the building and at a distance, as not to cause a fire risk. Where storage of combustible materials is required within the CDM area (e.g., but neither restrictive nor exhaustive, cardboard boxes and timber materials), this must be kept to an absolute minimum and with an active management plan in place to manage combustible in the waste area.
5. [subject to project phasing] A Wireless Fire Detection system must be installed with a sound-actuating device situated in the client's demise which can be activated outside of working hours, after the contractors have left site and when the building is closed.
6. If points 3 and 4 above are not possible, a full-time fire watch must be in place.
7. [shared building scenario] The Principal Contractor and Building management must review their Emergency Plan and Fire Risk Assessments on a daily basis and a daily meeting must take place between the Principal Contractor and Building Manager to discuss the day's works to communicate and coordinate emergency fire procedures (methods of raising the alarm and how the operational site will be protected to maintain function and building insurance) especially where fire detection and alarm systems are isolated to parts of the building due to the works.
8. Subject to the Client's agreement, it is suggested that a register of hot works is maintained and no hot works are to be carried out 2 hours prior to the end of shift and Checks are carried out and confirmed with the building Manager at the end of shift.

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Dust/Mud Mitigation

Dust contamination near areas of food consumption is a key initiative for improvement identified by the HSE.

NOTE: Simple measures, such as damping down working areas where construction dust is prevalent and the use of dust extraction equipment (minimum 'M' rated Vacuum LEV, High (H) rated vacuum LEV is preferred) can significantly help to reduce the amount of silica/ wood/ glass fibre dusts in the air; combined with the use of appropriate masks can significantly help to prevent inhalation of the dust which can lead to debilitating lung disorders, pulmonary disorders, breathing difficulties, some types of lung cancers and death. (Refer to the section on Personal Protective Equipment (PPE/RPE/Face-Fit Testing). All tools and small handheld tools that create dusts having a minimum of a dust collection bag fitted. General area LEV dust cubes should be considered for use during internal works, used to manufacturers requirements and client equipment protected by wrapping and/or dustproof enclosures to minimise impact on their daily business function.

At all times during the carrying out of operations authorised or required under this permission, best practicable means shall be employed to minimise dust. Such measures may include water bowzers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.

Effective steps shall be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.

The use of road sweepers will be utilised throughout the development construction period as and when required. The use of a jet wash will also be introduced at the site entrance to control potential mud from depositing onto the existing highway **if deemed necessary** but every effort will be made to avoid this from the offset.



Red area highlighted will form part of the 278 works.

Blue will be constructed in concrete or similar to reach the compound location in **(Green)**

This will allow traffic to clean wheels before entering the highway from site

NOTE!

Additional to this road sweepers will be utilized throughout the development when required.

□

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General

Activities with the potential to create airborne particulates (fugitive dust) during the development works include;

- Earthworks and groundwork's (excavation, processing and backfill) to achieve required levels, construct storm water retention area, etc
- Excavations associated with the construction of foundations and services
- Stockpiling of construction materials such as aggregate, bricks, etc which may emit dust during dry and windy periods
- Vehicle movements on temporary haul roads
- Placement and movement of soils during landscaping
- Measures to minimise mud will include hard standings laid down across the site and the construction of driveways at dpc level. Sub/Top soil will be designated NO GO areas once complete to prevent mud transfer.

The requirements to minimise dust emissions are to be included in the site induction / 'tool box talks' provided to all personnel working on site.

Reports / Investigations

Refer to **Appendix A**, PCI Surveys.

Pre-construction Site visit

A pre-construction site visit of the route has been carried out by the PD on TBC. Close liaison is occurring between the project team and the principal designer in order to ensure that existing environmental conditions that could have H&S impacts are highlighted wherever possible. Along the whole route careful consideration should be given to where vans are parked / the site is set up so as not to cause issues with residents / businesses and traffic routes. A full and comprehensive on-site specific hazard/risk assessment will be carried out by the competent person on site, this will be normally the team leader and a work instruction will be issued by the site supervisor to the team.

Asbestos Containing Materials

An asbestos sampling was conducted within the ground condition survey on the existing site, no asbestos was detected therefore, it is not expected to have an impact on this project. Reference - Phase 2 Intrusive Ground Investigation Report - Pg 40.

Existing Services (Utilities)

The property is served by the following:

Water	Underground supply	Plans within DRAINAGE & WATER
Gas	Underground supply	Plans within Cadent Gas Search_BEN3038_2_118852591
Electricity		Plans within Northern Powergrid Search_BEN3038_2_118949382
Electricity	Above ground supply	Plans within Northern Powergrid Search_BEN3038_2_118949382
Street lighting		Plans within Northern Powergrid Search_BEN3038_2_118949382
BT		Plans within BT Search_BEN3038_2_117235821
Fibre Optics/Cable		Plans within Virgin Media Search_BEN3038_2_118894182 & City Fibre_BEN3038_2_117566467
Drainage/Sewers		Plans within DRAINAGE & WATER

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The Principal Contractor is to ascertain the exact location, condition and status of all services by careful and thorough investigation of the site **prior** to commencement of works. The Construction Phase Plan must include details of how the live services will be protected until disconnected.

Site Contamination / Ground Conditions

A Phase 1 Desk Top and Phase 2 SI Survey is included in **Appendix A**.

Local A&E Hospital to the project

Nearest A&E Facilities

Tel: 01226 730000



AA ROUTE PLANNER

From:  Barnsley S75 2EP, UK
 To:  Coniston Avenue, Darton, Barnsley, UK

Distance: 3.7 miles
 Time: 9 mins

Distance	Directions	Total
Start:	Barnsley S75 2EP, UK	
0.0	Head northeast toward Gawber Rd	0.0
0.0	Turn left onto Gawber Rd	0.0
0.1	Continue onto Redbrook Rd	0.1
0.8	Turn left onto Barugh Green Rd/A635	0.9
0.1	At the roundabout, continue straight onto Claycliffe Rd/A637	1.0
1.4	Turn right onto Church St/B6131 Continue to follow B6131	2.4
0.5	Turn left onto Sackup Ln	2.9
0.7	Turn left onto Coniston Ave	3.6
0.1	Arrive: Coniston Avenue, Darton, Barnsley, UK	3.7
Section time: 9 mins 56 s, Total time: 9 mins 56 s		

AA Roadwatch | Call 84322 on your mobile to get the latest traffic and weather news | Calls from mobiles are charged at variable rates up to 65p per minute

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5.0 CDM MANAGEMENT CONSIDERATION

5.1 Design Risk Management

Expectations of designs (New Building)

When preparing or modifying designs, designers (including Sub-Contractor Design Packages) must consider the general principles of prevention and any pre-construction information to, so far as reasonably practicable, eliminate, reduce, or control foreseeable risks, that may arise during;

- construction
- maintenance and use of a building once built.

Provide information to other members of the project team to help them fulfil their duties under the CDM Regulations.

Through design team meetings, design risk workshops, reviews, and visits to site, we have prepared our Health & Safety Issues Register, is included in **Appendix B**.

General Hazards

- Noise, dust and vibration and the impact upon adjacent operational premises
- Site security through the project
- Waste management
- Possible presence of asbestos containing materials not previously identified.

It is acknowledged here that the Construction Phase Plan shall be a live document that shall require sections to be regularly reviewed as the construction progresses. The Principal Contractor shall be obliged to update the Plan as necessary during the project and to collate information as built regularly to reflect the design and to collate sub-contractor design and installation documents for the Health and Safety File as works proceed.

Significant Hazards

It is essential that the Construction Phase Plan properly addresses the issues identified by and contained within the Designers Risk Assessments, Hazard drawings and H&S Issues Register, in the form of safe systems of work before the work commences on site. The list is not exhaustive and may need to be added to as the final methods of working are developed. In addition, further items may become evident to the designers and the contractor as part of the works are carried out. Any additional hazards noted must be brought to the attention of the Principal Designer and the design team immediately.

Specific hazards that cannot be eliminated by the designers include:

- Vehicular movements with large plant and machinery
- Removal of waste from site and traffic management
- Falls from height, falling tools or materials
- Handling and lifting of large heavy components into / through the building
- Silica dust from bedrock and general strata
- Stability of existing mine shafts

Reference should be made to the CDM Risk Report H&S Issues Register and Designer's Risk Assessments. Please refer to **Appendix B**.

Design and Safe Erection Principles

The Designers and the Principal Contractor where applicable shall be mindful of information provided by their structural engineer and develop safe systems of working and incorporate Method Statements and Risk

Assessments, within their detailed Construction Phase Plan prior to executing any particular demolition or high-level maintenance activity.

Special Precautions for Material Use

Materials to be incorporated in the Works are subject to the requirements of the Control of Substances Hazardous to Health Regulations 2002 (COSHH) and manufacturer safety sheets should be included in the Construction Phase Plan and the relevant information made available to the respective contractors and to the Operating & Maintenance.

Highly flammable and petroleum-based adhesives, etc. must be stored, handled and used in accordance with the Dangerous Substances and Explosive Atmospheres Regulations 2002. Timber construction materials and any combustible materials or products must be suitably and securely stored and protected to avoid fire related hazards.

Temporary work items identified at design stage

All temporary works will be managed in accordance with the HSE SIM 02/2010/04 and make provision for a suitably qualified temporary works co-ordinator. Hazards associated with temporary works:

1. A temporary works register will be required to be drawn up for the fitout works
2. All temporary work loads to be checked against shell structure design loads.
3. Birdcage scaffolding and tube and clip scaffolding
4. MEWPs or towers, subject to weight restrictions
5. Lifting operations (lifting crane and movements), Lifting Plans
6. Excavation operations
7. Lifting equipment used at loading area
8. Forklift truck/ telehandler movements and loads.
9. Hoarding/ Heras fencing boundary to working compound and to internal working areas
10. Temporary lighting for site purposes

Demolition and Dismantling

The Demolition or Dismantling of a structure must be planned and carried out in such a manner as to prevent danger or, where it is not practicable to prevent danger, to reduce it to as low a level as is reasonably practicable. The arrangements for the demolition and/ or dismantling of structures and installations must be recorded as appropriate in writing before the demolition/ dismantling activity work begins as required by CDM 2015 and considering the BS 6187:2011 Code of practice for full and partial demolition and Demolition the Protocol 2008.

Demolition works shall be carried out in accordance with guidance given in The National Demolition Training Group (NDTG) Booklet 'Demolition Do's / Don'ts (issue DRG11:2014), available as a free download from www.ndtg.org/downloads/publications/dos-donts-booklet

5.2 Site Set Up / Construction Management Preparations

The Principal Contractor should consider location of the site office and the arrangements for ensuring that the site always remains secure.

Coronavirus (Covid-19) Procedures

COVID-19

N/A at present

Emergency Procedures

Procedures in respect of other emergencies are to be described in the Construction Phase Plan and communicated to all site operatives and visitors.

First Aid, Accident and Incident Reporting

The Principal Contractor must maintain qualified first aid cover throughout the work. An appointed person must be available on the construction site at all times and there must be evidence of up-to-date training.

Guidance: <https://www.hse.gov.uk/pubns/priced/l74.pdf>

The Construction Phase Plan must include location of First Aid Boxes throughout the Site and in vehicles, the contents of boxes must be suitable for the type of works being carried out and for number of people on site. An Accident report file or book must be located with the designated First Aider. All reportable incidents are subject to the RIDDOR 2013 arrangements which may include for reporting online.

Guidance: <https://www.hse.gov.uk/pubns/indg453.pdf>

Fire Prevention, Fire Risk Assessments (FRAs), Fire Marshal etc

Emergency Plans and FRA's MUST be regularly reviewed to ensure they are applicable to the circumstances throughout the project. There MUST be a Fire Risk Assessment and Plan on site of which the Principal Contractor shall take note in determining their own Fire Risk Assessment for the works. The FRA must include for phased works which may include Fire Exits out of commission or exit from one floor to another due to Principal Contractor's works. Fire exit routes must form part of induction processes for new operatives to site and where necessary toolbox talks to update fire escape information as works proceed.

The Principal Contractor must strictly adhere to any arrangements in place for handing over responsibility for the work areas and escape routes each shift/ day. Where the building will be in operation during the works, any areas affected by the works or access to the work sites must be planned around and effectively separated from the daily client activities.

Subject to the Client's agreement, it is suggested that no hot works are to be carried out. If found to be necessary, then activities must be controlled with a hot works permit system and must finish 2 hours prior to the end of shift. Ensure an end of shift/day handover' check is carried out by the responsible persons undertaking hot works.

Waste and skip areas externally must be kept tidy and regularly cleared, to minimise the risk of ignition.

Firefighting / fire evacuation lifts and /or dry/ wet firefighting risers should be considered for installation and commissioning at the earliest opportunity in a construction project to assist management of the fire risk assessment of the construction site during the build.

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Traffic Restrictions for Rescue services

Specific consideration is to be given to the drafting of the Temporary Traffic Management Plan to the access of the Fire and rescue services vehicles and their access to water hydrants near the site. Specific access routes around the building must be maintained for firefighting services. Special consideration is to be given to emergency access where a pedestrian security turnstile system is to be used for site personnel involved on the project, in the event of an emergency.

Location of Temporary Site Accommodation, Unloading Areas, etc

The Principal Contractor shall submit proposals within their Construction Phase Plan to identify the location and layout of temporary site accommodation, unloading areas, etc. Consideration should be given to the existing access, or means of escape, for other users always. Such arrangements should be maintained in a clean and tidy condition.

Welfare Arrangements

Welfare arrangements are to be suitable and sufficient commensurate with both Schedule 2 of the CDM Regulations 2015 and the site undertaking, maintained to satisfactory condition throughout the duration of the project. A description and location of these are to be included in the Construction Phase Plan.

Compound and skip location

The location of lockable skips and stores should be located following consideration of the site footprint, topography, access and egress restrictions, etc. Any provisions for any skip and waste collation location provision should be agreed between the Principal Contractor and Client. Please include a site plan within the Construction Phase Plan showing proposals for the site set up configuration.

Deliveries of materials and Plant / Restrictions

Deliveries are to be made at times that are least obstructive to the operations of the building and at times that do not impede the surrounding premises and businesses.

Safety Hazards from On Site Traffic / Client Activities / Pedestrian Routes

A specific Temporary Traffic Management Plan shall be expected as part of the Construction Phase Plan. As part to the temporary traffic management the use of the Approved Code of Practice (to the New Roads and Street Works Act 1991) - Safety at Street Works and Road Works 2013 may prove beneficial reference to the management expectations of the road alterations during the project.]

1. Pedestrian traffic
2. Vehicular traffic
3. Heavy goods vehicles

A managed / controlled segregation between pedestrians and site vehicular traffic is required in order to provide a safe environment and to protect public and staff. The Principal Contractor is to provide temporary fencing and gateways, as necessary, sufficient to achieve the above.

All entrance / exits to the building must be protected from falling objects / materials and overhead working. Access to and from the site must be always kept clear.

5.3 CDM Adviser

Portal Safety & Training Services LTD have been appointed on this project to complete a review of the Construction Phase Plan (CPP) prior to works commencing on site. Once the Principal Contractor has been appointed, they will need to issue their CPP to the Principal Designer for comment and acceptance. Only upon acceptance of the CPP Portal Safety & Training Services LTD will raise and issue the F10 notification.

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6.0 CONTINUING LIAISON

Design by Contractors

Under CDM, each element of **design including temporary works, designed access equipment**, individual specialist contractor and specialist designer packages, are required to be developed with due consideration for the health and safety of all concerned both during construction and subsequent occupancy and maintenance. Each element of design is to be co-ordinated for health and safety aspects by Portal Safety & Training Services LTD as Principal Designer. To facilitate this the following shall apply;

- Each appointed Designer shall be advised to the Principal Designer as soon as possible.
- The Principal Contractor shall ensure that any designer appointed by them shall be provided with all necessary information to enable the design to consider other works and other design elements in selecting the most appropriate options.
- Each element of design shall be developed by the designer based on risk assessments regarding execution, maintenance, repair and subsequent demolition and dismantling. If required, Portal Safety & Training Services LTD shall be provided with evidence of the capability of the personnel carrying out the work and of the risk assessments themselves.
- Each element of design shall be submitted in sufficient time to permit proper consideration of health and safety of the design itself.
- The Principal Contractor shall be required to update, amend and modify as necessary the detailed Construction Phase Plan to address any health and safety risk associated with individual design elements developed during the works, so that at all times the contractor's plan may be considered suitable and sufficient.

Site meetings

The Design and contract meetings are planned as part of the contractual requirements. A client/construction and design regular meeting will be held on site, full minutes will be required and the Principal Contractor is expected to take the minutes and distribute them within 72 hours of the meeting date. Ensure a copy of the meeting minutes and any contract instruction issued is sent to the Principal Designer.

The Principal Contractor is to hold a detailed weekly and daily meeting with all contractor representatives to enable co-ordination and communication with all site personnel, minutes shall be drawn up with an attendance list and made available for inspection.

Unforeseen Eventualities

If due to unforeseen circumstances there are aspects of design which require modification post tender, the following procedure shall apply;

- As soon as it becomes known that a design element is to be modified, the Principal Designer shall be included in copy of any passing instruction pertaining to the contractual design agreed between the Client, their designers and Principal Contractor.
- The Principal Designer may check that whoever is instructing the Design Team has ensured provision of all necessary information to enable the design to consider other works and other design elements in selecting the most appropriate options when modifying the design.
- Each modification shall be developed on the basis of risk assessments from relevant designers regarding execution, maintenance, repair, use and subsequent demolition and dismantling. If required, Portal Safety & Training Services LTD shall be provided with evidence of the risk assessments.
- Each modification of design shall be submitted in sufficient time to permit proper consideration of health and safety of the modification itself.

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- The Principal Contractor shall be required to update, amend and modify as necessary the detailed Construction Phase Plan to address any health and safety risk associated with individual design elements modified during the works, so that at all times the Principal Contractor's Plan may be considered suitable and sufficient.
- Identified hazards and risks must be shared/ sent to the principal Contractor and Principal Designer for further dissemination to the relevant contractors and designers.

Complaints Procedures

All complaints will be recorded and appropriate measures will be taken to identify causes and address the matter in a timely manner. Details of the nature of complaint, time, place and type will be recorded and shared with the wider team as they are received.

Signage will be placed at the site entrance that will provide the public contact details to ensure the complaints are effectively recorded.

7.0 PROJECT COMPLETION

Documents Required at Handover

Section 1 - Health and Safety File

Under the CDM regulation 12 all designers and contractor engineers contributing to the project are specifically expected to provide as built information and safety, health and environment information relating to their respective designs and installations. Specific information relating to key design principles, structure, fire, engineering solutions etc. and their residual risks, use, repair and maintenance required for the Health and Safety File. Please refer to **Appendix C**, for format of the Health and Safety File. Portal Safety & Training Services LTD will develop the tracker for record of information required and received for regular review throughout the project, *Refer to CDM Risk Report Information Required for the Health and Safety File* **Appendix C**.

Section 2 - Building Manual and Services Operation and Maintenance Manual with test and commissioning reports as necessary

Under the CDM Regulations the Principal Contractor is required to provide information relating to the construction of the building so as to enable the end user to safely use, manage and maintain the structure, plant and equipment.

The Principal Contractor shall provide all information in both hard copy (bound in 4-ring A4 binders suitably indexed) and electronically.

The Building Services Contractors are required to provide User Operating and Maintenance information relating to the building services installed so as to enable the end user to safely use, manage and maintain the equipment, plant and installations.

The Services Contractors shall provide all information in both hard copy (bound in 4-ring A4 binders suitably indexed) and electronically.

The Building Services O&M Manuals shall be compiled in sufficient time for the relevant Services Design Consultants to review and confirm the technical content of the manuals prior to issuing them to the Principal Designer or Principal Contractor as appropriate, and to the timescales expected under the contract.

The Building Manual / O&M Manuals should be made available at handover / practical completion of the project, to facilitate this *DRAFT* Manuals should be forwarded to the relevant designers no later than 4 weeks prior to Practical Completion for technical review and comment, the designer should return these within 14 days for amendment and final review.

As Built Drawings & Information

- Architectural
- Structural
- Electrical
- Mechanical
- Fire and Emergency Installations (Fire Emergency File)
- New Utility Services Plans
- Civils /Landscape
- Data / Telecoms installations

Operation and Maintenance Information/ Building Safety Manual

- Project Directory of Suppliers providing commissioning certifications
- Commissioning and Checking Certifications of Installations
- Electrical Services O&M Manuals
- Mechanical Services O&M Manuals
- Fire detection and Services O&M Manuals (Fire Emergency File)
- Civils / Drainage installations /Services O&M Manuals
- Telecoms and data Management installations O&M Manuals
- Hazardous Materials used in the project and their Product Data Sheets
- Timber frame design statement and O&M Manual (Fire Emergency File)
- Access and Maintenance Strategy/ Statement

Fire Safety Manual

- For buildings constructed under the principles of BS9999/ BS9991 a Fire Safety Manual (FSM) shall be expected. The FSM can expect the following list of design information as a minimum:
- As built drawings
- Specifications
- Fire Strategy document
- Mechanical & Electrical drawings for fire measures in the building
- Descriptions of passive and active fire risk management systems in the building
- Operating & Maintenance manuals for all fire safety systems installed in the building Certificates, approvals, licences
- Schedules for inspections, testing and maintenance procedures instructions Site Plans, signage, escape routes, assembly point(s)

Delivery

Any outstanding information (i.e., Test Certificates) should be forwarded to the Principal Designer no later than 14 days following Practical Completion.

The number of documents required at handover is;

- 1 Nr. Hard Copy
- 2 Nr. Electronic Copies

Note: All drawings provided as part of the manuals shall be provided in both .pdf and .dwg format.