Construction Management Plan

West Street

 Worsbrough

 Barnsley

S70 5NZ

Construction of 51no New Dwellings and associated Roads and Infrastructure for Sale and Social Rent.

Duration of the works

It is anticipated that the construction works once commenced will take 24 months to complete.

Demolition works within the site have already taken place with only small foundation slabs left on site to be broken up and removed.

2.0 Site Management Plan

Our proposed Site Management Plan enclosed drawing no 1724-15 indicates the position of the proposed compound area where the following facilities will be located; Site Office

Canteen

Toilet Block Male/Female

Drying Room

Storage Containers (usually 3-4)

These facilities will be positioned at the existing tarmac area left when the Oak Road Centre was demolished. The area is at the bottom of the bank below the treeline so will be shielded from the nearby properties.

Access to the general site will be restricted during working hours, we will have a board attached to the site fence indicating contact details for any complaints. These will generally include the Site Managers Mobile Numbers — Available during working hours only.

Complaints can also be logged to our Head Office at any time by calling our switchboard

Contact details -

Tel - 01709 718900

Email — info@hooberhomes.co.uk

Complaints of any nature will be notified to the site manager/managers internally at head office to ensure all complaints are concluded within 2 working days from receipt.

Any complaint received will be taken seriously and addressed immediately by the construction team.

All complaints received will be reviewed and ensure any issues are communicated to the relevant site manager/ all relevant site operatives to resolve any issues at source and hopefully prevent repeat complaints.

All complaints are logged at Head Office and it is the Contracts Manager's responsibility to ensure appropriate actions have been taken to resolve the issues on a weekly basis.

All members of our Head Office staff have a responsibility to ensure their department performs to provide the required information/feedback to our site managers to ensure they succeed.

Directors Responsible for Hoober Homes Construction Activities.

The two Directors take joint overall responsibility for all housing developments undertaken by Hoober Homes..

They will visit all development sites on a regular basis and have a weekly meeting with the heads of departments to ensure they are fully abreast of all activities.

Health and Safety issues are number one on the weekly agenda and copies of all Health and Safety reports are sent directly to them as they are produced at minimum monthly intervals.

 Contracts Manager

The Contracts Manager takes Senior Management responsibilities for Housing Development projects, although not permanently based on site will visit 1-2 days per week to ensure all construction management plans are implemented and adhered to.

The contracts manager will review all current work activities and along with the site manager ensure all operations are being carried out in a safe manner and comply with all risk assessments & method statements.

The contracts manager will be responsible for ensuring any complaints received will appropriately dealt with.

During the course of the works, we send out newsletters to residents adjoining the site boundaries to keep them informed upfront of work activities to help alleviate any concerns before issues arise.

Contact numbers will be included on all newsletters.

Site manager

The site manager will be permanently based on site during the works.

The site manager will be responsible the planning, monitoring, and implementing daily work activities and controlling their effectiveness.

All site operatives will be inducted including sub-contractors’ operatives to ensure they are aware of all site rules, risks, and method statements pertinent to themselves.

The Site manager will daily inspect the works as they process and ensure all works are being carried out in a safe manner.

Health and Safety Advisor

Our health and safter consultant – Alison Mair will be involved from the concept of the site from producing the site construction management plan. Discussing it with the site delivery team and ensuring all subcontractors risk assessment and methods statements are acceptable for the operations they are intended for.

Monthly un-announced visits are carried out to ensure all works are carried out safely and the forward programme of works is discussed with the site manager to review prior to new activities taking place.

Where it becomes apparent that the original plans need adapting these are updated by Alison Mair, e.g., footpath safety routes etc, which can change weekly.

3.0 Routes for Construction Traffic

The majority of vehicles – lorries & Vans will be directed to the site via the A1/M1.

The route to site would be

-M1 – Leaving at Junction 36 – Birdwell

-A61 Sheffield Road – Through Birdwell Village

-A61 Park Road – Through Worsbrough Bridge

-B6100 West street

West Street forms part of the B6100 and is a local distributor road that connects the A61 to the west of the site with a635 at Stairfoot, spanning the south side of Worsbrough.

Subsequently West Street is subject to moderate traffic volumes during peak hours.

The A61 is located approximately 670m to the west of the site and forms part of the strategic highway network linking Barnsley Town centre to the north and the M1 – Junction 36 to the south – subsequently this section of the A61 is subject to heavy traffic volumes throughout the day.

**Initial site access**

Initial site access will be by the existing site access point which is presently gated and consists of kerbed radii on both sides of the existing access point. Good sight lines are available at this point for exiting traffic leaving the site.

-Photograph enclosed-

Additional haul roads will be constructed on site to enquire all plots can be serviced by the on site forklift to ensure no plant movements occur on the existing highway.

 4.0 Site Access Storage and Movement of Materials

Site access will be via the existing access point off west street until the new estate roads are constructed.

All delivery vehicles will be driven onto site off loaded into the agreed areas compound area or identified storage areas agreed with the Site Manager by the banksman and forklift drivers.

No abnormal delivery wagons are anticipated during the construction works, no wagons will be allowed to reverse off site and will be guided by the banksman at all times when leaving site.

Storage of the majority of materials will be in our site compound identified on drawing 1724-15 enclosed.

Bricks and Blocks for plots will be off loaded direct to the plots allocated to the delivery, stacking will be limited to ensure safe access around the site.

Larger items such as roof trusses/floor beams will be stacked on a stoned area and fenced off on the area adjacent the site compound.

Deliveries of all materials will be restricted to between 9am — 3pm. All material orders will stipulate when deliveries will be accepted. No deliveries will be accepted after working hours.

Deliveries To and From site

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

Speed limits within the site will be restricted to 10mph at all times and 5mph on areas of road prior to it receiving tarmacked surfacing.

Routes outside of the site boundary line are to be kept clear for emergency service vehicles at all times.

No offloading of any materials will be allowed on West Street , all off loading to be carried out within the site boundary fence.

Loading and unloading of materials will take place within or immediately adjacent to the site compound as shown on the attached Construction Management Plan.

Full loads of materials will be requested on each delivery to ensure minimum vehicular movements. Full mixed loads will also be requested from builders' merchants to minimise movement / number of vehicles.

Storage of Plant and Materials

All materials will be loaded and offloaded within the site boundary — the site is presently securely fenced with an existing 2m high chain linked fence/stone wall.

All materials will be securely stored within the site compound or within onsite storage containers.

No site plant movement will be allowed outside of the boundary unless by prior arrangement with the local Authority, e.g., extend drainage connection off site connection where the relevant permits would be requested.

5.0 Control of Dust and Dirt

During construction works on site adjacent West Street we will employ Dust Suppression measures to minimise dust issues.

Dust suppression is an important factor in meeting both environmental and health and safety requirements, while also helping and protecting employees and reducing site emissions.

It is anticipated at this stage that ground works are likely to take place during Feb/March 2025 usually climate conditions tend to be damp which helps with the suppression of dust.

We will however have water cannons and water rain guns available to wet down areas of work to eliminate dust at the source.

During warmer weather dust can be generated when site plant is moved on dry roads/areas. We will ensure that areas can be wetted down to prevent nuisance around the site.

The control of substance hazardous to Health Regulation 2002 (COSHH) cover activities which may expose workers to construction dust. Therefore in line with the requirements Hoober Homes will ensure that for any activity creating dust.

* The risk will be assessed and controls will be put in place to stop or reduce the dust, e.g., dust suppression.

 Suitable masks where necessary will be supplied for operatives.

* Controls will be monitored to ensure effectiveness.
* A copy of HSE Guidance notes to the construction industry EH44 Dust , general principles of protection , will be available on site for the site team to refer to.

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

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

The following measures are to be undertaken for the mitigation of fugitive dust emissions and mud transfer:

* A designated person on site will be responsible for undertaking visual Inspections. These inspections are also to address issues in relation to noise and vibration.
* A temporary jet wash facility is to be positioned at the site exit until the roads leading to the new roads are constructed.
* In addition to the jet wash facility a site operative will have use of a hand tool to move large pieces of mud from around the site entrance.

e The jet wash scheme is to be combined with regular road sweepers if required,

* The site management team are to visually inspect and monitor the cleanliness of West Street, every working day, and to have the ability to request additional road sweepers if so required.
* Any haul routes within the site to be damped down during dry conditions using water sprays if required.
* Loads of soils and other potentially dust-emitting materials entering and leaving site may be covered.
* Un-necessary movements of construction traffic around site will be minimised and excessive speeds prohibited . Max 10mph on site.
* When required, excavation areas and/or stockpiles will be damped down to minimise dust release during dry / windy conditions or when dust emitting activities are being undertaken close to sensitive receptors.
* Minimisation of drop heights from excavator buckets on to wagons taking spoil away
* Contact details for the site manager responsible for dust and emissions generated from the site is to be displayed on the site boundary, so that local residents and businesses are able to contact the site to raise any issues that they may have and report complaints.
* The site manager is responsible for the monitoring and implementation of dust emissions and control measures. The site will keep a record of all such complaints in a log book and respond.
* Landscaping of finished earthworks will be progressive through the site as plots are completed. This is to include turfing and planting of completed plots.
* Hoardings, fencing, barriers and scaffolding to be regularly cleaned, where possible, to prevent re-suspension of particulate
* Any materials that have the potential to cause dust or emissions will be removed from site as soon as they are surplus to the site. If they are to be retained on the site they are to be covered whilst not in use.
* All non-road machinery to meet the highest emissions standards and to have engines switched off instead of idling wherever practical.
* The company limit on site, cutting, grinding and sawing and utilise prefabricated materials wherever possible. However, in the small instances that we do need to cut, grind and saw, work to take place away from the residential areas with water suppression from a spray pump, over the material as it is being cut.
* Any materials associated with the site build to be safely transported across the site from the materials storage area to their required location and placed in position using forklifts and small dump trucks. There is no requirement for any machinery that requires materials to be dropped from any significant height such as conveyers, loading shovels or hoppers.
* There are to be no bonfires or burning of waste on site, at any time.
* Sand and other aggregates / cement to be stored within the segregated materials storage area within the site compound. The materials are to be monitored by the site manager / store man and appropriate action to be taken should dust omissions become an issue such as covering up of the relevant materials.
* Any smaller supplies of fine powder materials which are supplied in bags are to be sealed after use and stored appropriately to prevent dust.

Monitoring

A nominated member of the site team is to be responsible for daily visual inspection of fugitive dust emissions. Areas considered to be sensitive receptors are to be monitored more frequently and control measures shall be enhanced if required and if dust levels are uncontrollable works may be suspended and will be suspended if giving rise to a dust nuisance. Any construction activities including vehicle movements within the site creating visible fugitive dust emissions are to be recorded and remedial measures implemented as necessary. The daily inspection is to include site boundaries and working area boundaries along with the public highway outside the site entrance. Such inspections are to be at regular intervals throughout the day

6.0 Control of Noise

Risk assessments and Method Statements (RAMS) from contractors will be scrutinised and authorised before work commences to ensure the requirements of noise and vibration statutory nuisance are controlled under the Environmental Protection Act 1990 are understood , factored into working methods and are adhered to.

The development site is located within a noise-sensitive area, being in close proximity to 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.

Best practice is to be adopted to minimise the creation of un-necessary noise at all times 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.
* 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.
* 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 complaints procedure forming part of this Construction Management Plan. The only exceptions may be the use of electricity generating plant (if and 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 weekdays, 08.00 — 13.00 Saturdays. No construction work to take place on Sundays or Bank Holidays.

At this stage the foundation requirements for the proposed dwellings have not been fully designed. It is anticipated at this stage that some dwellings will require piled foundations. Should these foundations be needed it is anticipated that these works may have the highest impact on local residents.

Working with our subcontractors we will design a system of working that will identify and evaluate the risk to ensure any noise is tolerable and compliant within BS 5228. Specialist monitors will be set up to record noise and vibration levels during any proposed piling works.

7.0 Artificial Lighting

The only artificial lighting to be used on the site will be around the site compound area to ensure site operatives and visitors can safely leave and enter site during dark winter months.

Lighting will be placed at low level consistent with effective use, and be angled so as to not directly face or illuminate adjacent residential properties.

Lighting will be on a passive switch so will only luminate when operatives are on site during periods of darkness in line with safety and security.

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 Obstructive Light'.

8.0 Waste Management

All waste created on site will be placed in waste disposal skips sited in designated areas on site, skips will be fenced in by Heras fencing to protect against unlawful access.

Our skips are obtained from Ron Hull Ltd of Rotherham who are a registered waste disposal transfer station.

All waste is segregated and recycled at their Barbot Hall facility in Rotherham.

Creating minimal waste to landfill.

All waste skips are delivered and collected by Ron Hull waste vehicles utilising their waste transfer licence.

No burning of waste is allowed on any Hoober Homes site.

A cut and fill exercise for soil movement has not been undertaken at the present time where soils can be retained for filling/levelling these will be utilised in the initial weeks of the contract, any excess spoil will be transported by a company with a valid waste carriers licence, we will ensure that we receive a verification certificate from the disposal point/tip. These will be retained by our earthwork contractor and handed over to ourselves on completion of their works.

9.0 Vibration - Significance of vibration effects

To minimise issues caused by vibration during construction , best practicable means will be employed in accordance with BS5228:2009 Part 2 that gives guidance on vibration levels that could be used to assess the likely impacts of construction activities , on the environment and people.

During construction works on the West Street Development we do not anticipate any major issues with vibration.

Ground investigations carried out to date indicate that foundations and drainage works to date will be relatively simple — standard traditional strip foundations will be sufficient and excavation for drainage works will not require any breakers to remove rock etc in trenches.

During our initial works to level the site and excavate down to plot and road formation levels tracked excavations will be used.

Slight ground vibration will be felt but should not impact, on the neighbouring surrounding properties, and will be limited to short durations during the day.

We will carry out a letter drop around the properties adjacent to the development site informing residents of potential issues during our initial stages of construction, hopefully good relations with people living in the vicinity of the site operations are of paramount importance, early establishment and maintenance of these relationships will help allay peoples fears.

We hope to keep people informed throughout the works and by treating complaints fairly and expediently develop a good working relationship.

The initial letter drop will have telephone numbers and email addresses of our customer care manager and site manager to direct any complaints immediately to persons who can react and resolve any issues.

Should it be needed to Pile foundations on limited amount of foundations, specialist vibration monitors will be set up to record vibration levels during piling works. We will as a matter of courtesy inform local residents of any issues prior to works commencing.

Vibration issues with tasks carried out by on site operatives will be covered in method statements and risk assessments that will be looked through prior to any works being commenced and each operative will be asked to sign to say they understand the maximum durations they can carry out the task in any one day.

 10. Health and Safety

Health and Safety Goals — It is Hoober Homes aim to have this project completed with zero accidents and minimal disruption to the public, the environment and the neighbours of the site.

The site at present is fully fenced in to prevent access onto the site,

This fence will remain in place during our works until the roads and sewers are complete.

The perimeter Wall along West Street will be removed at some point but a temporary Heras Fence will be erected to prevent access onto the site by members of the public,

As properties are sold/released the temporary fence will be removed back into the site when plots are occupied.

Prior to any works commencing on site our Health and Safety Advisors AM Safety Services Ltd will carry out full CDM risk assessments and produce Method Statements for all work activities.

All sub-contractors working on site for Hoober Homes must submit Risk Assessments and Method Statements (RAMS) for their works prior to being engaged on site and their operatives sign to say they will work to the method statements provided to ensure all works and carried out as safely as possible.