CONSTRUCTION MANAGEMENT PLAN

FOR

UNIT 4B ASHROYD BUSINESS PARK

Report Reference 001

Revision Number 001

Issue Date 01/02/18

Author C Barber.

Checked by I Guildford.

Client	Network Space Developments Ltd Centrix House Crow Lane East Newton-Le-Willows WA2 9UY
Principal Designer	TBC
Principal Contractor	TBC
Local Authority	Barnsley Metropolitan Borough Council PO Box 634 Barnsley S70 9GG

1.0 Introduction

The project consists of a 50,000sq ft industrial unit, with an integral Office/Amenity/Core Areas, external service yard and car park. The development also includes areas of soft landscaping to the perimeter of the site. The site will utilise the existing preformed access point off Ashroyds Way.

1.1 Site Location

The Site is located on land to the west of Ryecroft Bank and to the south of Ashroyds Way approximately 2 miles from Junction 36 of the M1 motorway.

1.2 Background

This Construction Management Plan is prepared in order to satisfy planning conditions .

1.3 Construction traffic routes, including provision for access to the site including Entrance/exit from the site for visitors/contractors/deliveries.

With respect to the above please refer to the attached site logistics plan. Access and egress from the site will be via an existing bell mouth onto Ashroyds Way then onto Ryecroft Bank. Hardcore access roads on site will provide access to the site compound and material laydown areas as noted on the Logistics Plan.

1.4 Location of Directional Signage within the Site

Directional Signage will be provided to clearly demonstrate the following:

Site Entrance to the bell mouth

Compound and parking area.

Material deliveries (Laydown areas)

Pedestrian access routes and crossing points.

One-way signage where appropriate.

Site exit.

1.5 Siting of temporary Containers

Containers will be sited within the welfare/compound area.

1.6 Parking for Contractors

All parking for contractors will be on site within a designated parking area (please see attached logistics plan).

1.7 Identification of working space and extent of areas to be temporarily enclosed and secured.

The fencing is indicated on the Logistics Plan. The site will be fully secured at all times by means of double clipped Heras fencing. Gates will be kept locked and access managed during the day.

It is proposed that the compound will be located in an area designated for soft landscaping adjacent to the Site Entrance. Contractors accommodation and welfare facilities will be located in this area. Adequate designated contractors parking will also be located adjacent ensuring that all parking will be on site. Materials will be stored in the designated areas in the future car park area and/or service yards adjacent to the buildings to be constructed. Site Plant will be stored within the compound area.

Temporary Electrical/Water and Drainage connection will be taken from the existing supplies if available. Should these not be available in time they will be supplemented by a generator and self-contained toilet facilities to feed the temporary offices.

1.8 Temporary Roads / Areas of hard standing

Please refer to notes above and the attached logistics plan.

1.9 Large vehicle Deliveries.

It is not envisaged that it will be necessary to deploy any deliveries of an abnormal size and having studied access routes, the local infrastructure is good and capable of dealing with the deliveries intended for this project. There will be no significant effect on local traffic.

1.10 Details of Street Sweeping/Street Cleansing/Wheel Wash Facility

Ground conditions will be monitored and vehicles on site controlled so as to traffic clean stone areas, however should there be a risk that site traffic could cause mud on neighbouring carriageways then wheel washing facilities will be put in place and where necessary road sweepers will be deployed.

Deliveries will be so co-ordinated with suppliers to avoid peak periods and offloading restricted to site.

1.11 Hours of Working / Noise Control

Where specified Site Working Hours noted within planning documentation will be strictly adhered to.

It is appreciated that noise from construction works can be intrusive or disruptive and for this reason, activities / deliveries will only be undertaken between the permitted working hours.

Noise levels will be measured/monitored regularly by the use of a noise meter at boundary points and recorded within the site diary.

Mitigation measures will include the following:

Noisy operations will be eliminated where practicable and use of alternative measures where possible.

Site plant for the purpose of the works will be fitted with effective exhaust silencers.

Machines/plant in intermittent use will be shut down in intervening periods between work.

Plant and vehicles will be started up sequentially rather than all together.

Plant will be well maintained and serviced regularly.

Wherever practicable tools of low noise emission will be used.

The above measures will be incorporated in the Method statements and risk assessments developed for the works.

1.12 Phasing of Works

There are no contractual Phased handovers.

1.13 Dust Mitigation

Dust levels will be regularly monitored, visually.

In the event of any materials being taken off site then covered vehicles will be employed to minimise dust liberations. When aggregates are delivered to site, these too will be delivered in covered tipper vehicles and their tipping will be supervised by a banksman. The banksman will ensure that tipping is done in a controlled manner to avoid the creation of dust clouds.

No mechanical cutting of materials will be undertaken without suitable and sufficient measures in place for the control of dust. This will include dust suppression attachments in place and in use for wetting down at the cutting edge or the provision of at tool extraction.
In the case of adverse weather conditions (Hot / dry weather) a full wetting down operation will be undertaken utilising towed water dispenser bowsers and vehicles will be restricted to determined routes on site.

Emissions from plant/vehicles will be kept to a minimum by keeping plant properly maintained and regularly serviced and as noted above machines/plant in intermittent use will be shut down in intervening periods between work.

With respect to Air Quality generally it will be a site rule that there shall be no burning of ANY materials on site and it will be ensured that this rule is implemented and complied with.

1.14 Information / Consultations / Neighbours

It is intended that the works are registered with the Considerate Constructors Scheme, this scheme sets and monitors the site against industry standards and helps to integrate the site with its surroundings and adjoining neighbours as well as focusing on site appearance /safety / welfare / environmental and community issues.
A proactive approach will be taken to keeping site neighbours informed. A letter drop will be completed for businesses in the immediate vicinity. Site Contact details will be issued and displayed around the site.

Ashroyds Way

Ryecroft Bank

WELFARE AREA

CAR PARKING

INITIAL LAYDOWN AREA

Pedestrian Access Gate

Vehicle Access Gates

New sub-station (location tbc)

New Tarmacadam footpath

Tarmacadam road access with thermoplastic white lining

Secured gates

25m diameter HGV turning circle

New HD concrete service yard

16No. Cycle Park

New concrete block paving

Motor Cycles

Main Entrance

Reception

WC

Toilets

Kitchenette

Refuse Store

Bollards

2no. Level access door

3 no. HGV Docks

Ownership boundary line (subject to legal confirmation)

New Soft landscaping

2.4M Paladin Fence

4No. Parking Spaces

3No. Parking Spaces

Banjo Spin

Gravel

Tarmacadam car parking spaces with thermoplastic white lining

INITIAL LAYDOWN AREA

Escape Stairs

Ground Floor Amenity and Care 732sqft / 68sqm GIA

Proposed Unit 4B
50,000 sq.ft / 4,645 sq.m
Ground Floor Footprint
Plus
2,500 sq.ft / 232sq.m
First Floor Offices

TOTAL GIA
52,500 sq.ft / 4,877 sq.m

(FFL +151.05)

FFL + 151.05

General Trees Saps (Ht2m) Spread 1m

General Trees Ht6/8m Spread 3m

Barriered Pedestrian
Pedestrian Routes
Ownership Boundary Line
Line of Herras Fencing
(2.39 ACRES / 1.37 HA)
Welfare Area
Crossing Point

LEVELS	
+000.00	Existing levels
+000.00	Proposed levels

Note: For further details regarding levels, refer to engineers latest levels layout.

Initial Materials Laydown Areas
Car Parking
Fire Muster Point
Traffic Routes

Rev	Date	Description	Rev By	Chk'd
B	30.01.18	Portakabin grid increased to 7.5m centres. Refuse store added.	AT	DT
A	29.01.18	Portakabin grid increased.	AT	DT

Project title: Proposed Development Unit 4B Ashroyd Business Park Junction 36 M1 Barnsley S74 9SB

Client: Network Spaces Ltd

Status: Logistics Plan

Scale: 1:250 | Drawing Size: A1

Date: 26.01.2018 | Drawn By: MC | Checked: AT

Drawing title: Proposed Site Plan

Job/Dwg No. | Rev: B

2 St. Johns North, Wakefield. WF1 3QA t. 01924 291800

Carvers Warehouse, 77 Dale Street, Manchester. M1 2HG t. 0161 2368555

The Old Rectory, 79 High Street, Newport Pagnell. MK16 8AB t. 01908 211577

101 London Road, Reading. RG1 5BY t. 0118 9507700

10 Gees Court, St Christophers Place, London. W1U 1JJ t. 0207 4091215

THE HARRIS PARTNERSHIP ARCHITECTS

PROPOSED SITE PLAN
scale 1:250 @ A1

0 2.5 5 7.5 10 12.5 m
SCALE 1:250