

Construction Management Plan – 73 Constantine Road

“The agreed contents of the construction management plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this construction management plan if problems arise in relation to the construction of the development or any future revised plan”

This Construction Management Plan will manage on-site impact arising from demolition and construction. It will also seek to establish control over construction traffic and how this integrates with other construction traffic in the area having regard to cumulative effect.

The Construction management plan will also be consistent with any other plans required for the development. For example, a Site Waste Management Plan, which is a legal requirement for works over a certain size which may require the re-use or recycling of materials on-site and therefore the construction management plan will have to reflect that space will be required to sort, store and perhaps crush or recycle materials.

Due to the minimal construction work required for the proposed development the following confirms what action the main contractor will undertake:

- Dust, noise and vibration on site and off site;
- Traffic management highways safety and highways congestion;
- Stability of adjacent properties;
- Protection of any off-site features that may be damaged due to works;
- Protection of biodiversity and trees

The details contained within the construction management plan will relate to the nature and scale of the development, however, in terms of assessing the impact on transport the plan should demonstrate that the following has been considered and where necessary the impacts mitigated:

- a) Start and end dates for each phase of construction; TBC
- b) The proposed working hours; 0800- 1700 Mon-Fri. 0800-1300 Sat. No work Sun.
- c) The access arrangements for vehicles; N/A
- d) Proposed routes for vehicles between the site and the Transport for London Road Network (TLRN). Consideration should also be given to weight restrictions, low bridges and cumulative effects of construction on the highway; Van size vehicles only
- e) Sizes of all vehicles and the frequency and times of day when they will need access to the site, for each phase of construction; Van size only
- f) Swept path drawings for any tight manoeuvres on vehicle routes to the site; N/A
- g) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place; N/A
- h) Parking and loading arrangements of vehicles and delivery of materials and plant to the site; Parking suspension of residence bays x 2 required

- i) Details of proposed parking bays suspensions and temporary traffic management orders; All costs discussed with council
- j) Proposed overhang (if any) of the public highway (scaffolding, cranes etc); N/A
- k) Details of any temporary buildings outside the site boundary, or overhanging the highway; N/A
- l) Details of hoardings required or any other occupation of the public highway; N/A
- m) Details of how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any banksman arrangements; N/A
- n) Details of how traffic associated with the development will be managed in order to reduce congestion; N/A
- o) Arrangements for controlling the movements of large/heavy goods vehicles on and in the immediate vicinity of the site, including arrangements for waiting, turning and reversing and the provision of banksmen, and measures to avoid obstruction of adjoining premises. N/A
- p) Details of any other measures designed to reduce the impact of associated traffic (such as the use of construction material consolidation centres); N/A
- q) Details of how any significant amounts of dirt or dust that may be spread onto the public highway will be cleaned or prevented; All public pathways swept and hosed each day.
- r) Details of any Construction Working Group that may be required, addressing the concerns of surrounding residents, as well as contact details for the person responsible for community liaison on behalf of the developer, and how these contact details will be advertised to the community; N/A
- s) A statement confirming registration of the site with the Considerate Constructors Scheme; Small works registration sort on planning approval
- t) How the servicing approach takes into consideration the cumulative effects of other local developments with regard to traffic and transport; N/A
- u) Provision for monitoring of the implementation of the CMP and review by the council during the course of construction works; TBC
- v) Any other relevant information with regard to traffic and transport; None

Air quality and climate change considerations

Due to the scale of the householders construction work there is no requirement for a method statement to minimise gaseous and particulate matter emissions generated during the Construction Phase such as;

- Techniques to control PM10 and NOx emissions from vehicles and plant;
- Techniques to control dust emissions from construction and demolition;
- Air quality monitoring; and
- Techniques to reduce CO2 emissions from construction vehicles.