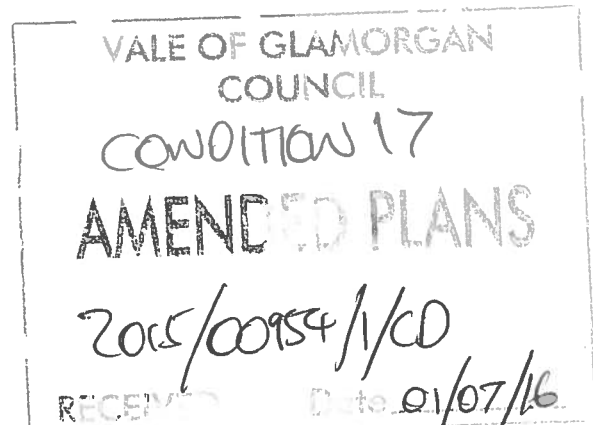


Construction Management Plan: 14/06/2016

**Residential Development
Bryneithin St Andrews Road, Dinas Powy**

Planning Application No: 2015/00954/FUL
Condition 17 – Construction Management Plan



Introduction

This construction management plan outlines the specific controls and logistics being implemented on the project to minimize the effect of the construction works on the local highways, public footpaths, the adjacent St Andrews Church in Wales primary school and the residents and Tennis club close to the development.

The proposed project is for the construction of a small retirement complex of 2 and 3 storey linked cottages and flats with communal resident and guest facilities, parking and garden areas.

The construction works are scheduled to commence on 4th July 2016 and be completed by end of July 2017.

Prior to the main construction operations Intelle Ltd will: -

- Collectively agree, mitigate and implement the project risk schedule requirements.
- Sign off the Construction Phase Health & Safety Plan with the Principal Designer.
- Agree a dilapidation survey of the surrounding area and boundaries
- Give formal notices to the Local Authorities, police and fire service, of the forthcoming works and timescales.
- Propose an enclosed hoarded/ heras working/safety zone to the perimeter of the development.

Site Logistics & Deliveries (refer to the Project Logistics Plan attached)

1. The site will be fully enclosed for security with a 2.4m high hoarding to the front entrance and also to the school playground area with anti climb heras fencing to the remaining perimeter of the development and will be established from week -1 of the contract. Gates will be provided to the entrance for vehicle access and a separate pedestrian access. Safety signage will be displayed on the hoarding at the entrance in line with Health & Safety Legislation to warn every one of the site entrance and hazards of construction vehicles accessing and egressing the site. Contact numbers will be provided on the entrance signage should anyone need to make contact with the Site Manager.
2. The site office will be located inside the entrance gates on the right hand side as the vehicles enter the site. All delivery vehicles will be able to pull into the site and report to the site office to be directed to the designated area for unloading. A turning point will be provided on the site so all vehicles will drive straight into the site and drive out of the site. There will be no reversing from the main road in through the site entrance.

3. A strict schedule of deliveries will be produced every week and communicated to all suppliers and sub-contractors to ensure co-ordination of all deliveries to and from the construction works. This will be controlled by Intelle site manager.
4. We have consulted with the adjacent primary school head teacher and head governor and will ensure all delivery vehicles will avoid the busy school drop off and pick up times during term time as follows:
 - Between the hours of 8.25am and 9.20am
 - And 15.10pm and 16.05pm
5. A designated banksman will be in attendance at all times for vehicles entering and leaving the site through the access and egress gates. The gates will be kept closed during the works and opened for vehicles entering and leaving site.
6. The footpaths on St Andrews Road and access to the school car park will be kept clear at all times.
7. The access road into the site which was formerly Bryneithin Home for the elderly is an established road and will be maintained throughout the construction of this project.
8. During the early groundworks activities all construction vehicles - 8 wheeler rigid spoil removal lorries and concrete delivery wagons wheel cleaning facilities will be set up so all vehicles will have their wheels cleaned prior to leaving the site. In addition a visiting road sweeper will be provided to ensure the highway is kept clean at all times and the access road.
9. The transport road up on the site for delivery vehicles will be stoned up to keep the area clean and reduce dirt on the vehicle wheels.
10. The access road inside the gate is 100m long and will be kept swept clean through the construction process so dirt that falls off the vehicles will not be carried out onto the highway.
11. Waste will be removed from site in skips and these will be located in a designated area so wagons can easily drop off and pick up within the confines of the site.
12. The perimeter heras fencing, hoarding and gates will be inspected on a daily basis and maintained to ensure it is robust and well-presented throughout the construction period.
13. With works progressing early July we will be able to complete a lot of the groundworks and spoil removal during the summer shutdown period for the school thus reducing the possible impact on the children, parents and staff of the school.

Summary

This outline Construction Management Plan has been produced to demonstrate Intelle's approach to constructing of this project.

The sequence and control measures will be further developed with collective discussions during the forthcoming project client meetings and project specific workshops with the specialist sub-contractors.

This plan will be communicated to the Design Teams, the client, the Principal Designer and the construction team & specialist contractors with their respective safety officers and supervisors

Specific risk assessments and method statements will be produced for all activities in which reference to this CTMP will be made. In addition this will be incorporated into the Construction Phase Plan for the project.

As a company we actively endorse high safety standards, with open communication, project partnering and collective working with and for the benefit of all parties concerned.

We are mindful of the sensitive nature of the proposed works and pride ourselves on our Considerate and proactive management of our projects.

