

CONSTRUCTION MANAGEMENT PLAN

Land off Queen Victoria Street, Rochdale



Gleeson Homes & Regeneration

Hollinsbrook Park

Little 66 (off Roach Road)

Bury

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Introduction

This Construction Management Plan (CMP) has been produced by Gleeson Homes in relation to the planning application for development of land off Queen Victoria Street, Rochdale. This redevelopment of a brownfield site will result in the provision of around 143no new dwellings.

The purpose of this CMP is to ensure the impact of construction work on the local residents and the immediate highway network is kept to an absolute minimum. The CMP provides detail of all measures considered appropriate at this time; however the CMP is a live document that will evolve as necessary to address issues that may be identified through ongoing consultation with local residents as the project progresses.

The Construction Project/Site Manager will be responsible for implementing measures contained in the CMP and will be the point of contact on a daily basis for local residents. The Site Manager will ensure that all contractors working on site have public liability cover in place before starting work on site.

This document has been prepared with input from the project Architects, Engineers and Senior Construction Team to ensure that the CMP can comprehensively address all issues that may arise during the construction works. The CMP has also been checked by Gleeson's Health & Safety Manager, who will ensure continuous monitoring and compliance with all Health & Safety procedures.

General Housing Construction

During the housing construction, deliveries will access the site off Queen Victoria Street and goods will be off loaded onsite in the designated material storage area located next to the site compound. The area will be clearly marked and no materials or equipment will be stored outside the site boundaries.

Site Operating Hours

The site working hours will be from 7.30am – 6pm Monday to Friday and 9am – 1pm on Saturdays if necessary. Sunday working will not be necessary or allowed.

Deliveries

No deliveries will be permitted at weekends or during public holidays.

Deliveries will be taken between 9am and 5pm from articulated and rigid Lorries operating a one way system from the main road through the compound to eliminate reversing operations. The surrounding street although tight and traffic calmed are sufficiently wide enough to cope with all delivery wagons. Wagons will be unloaded in the one way system on hard standing to reduce usage of the road.

Construction Compound Location

Build direction will commence from plots 1-20, 123-140 and then from plots 122-112, 88-93 and 83-78. The permanent site compound will be located on plots 80-82 and with a temporary compound being located on plots 134-135. Please see attached plan titled “Construction Phase Management Plan” for further info.

Contractor's Car Park

Contractors parking will be located onsite on plots 78 and 79.

Construction Vehicle Route

Due to site topography, construction vehicles and deliveries will access the site from Queen Victoria Street and turning facility onsite will enable egress in a forward gear. Loading and unloading of plant and machinery will take place onsite in the vicinity of plots 136 and 137.

Please note that storage of plant will be in secure compound located on plots 80-82.

Health and Safety Plans

The plans will be formulated by the in house H&S professional employed directly to Gleeson Homes who will co-ordinate CDM activities and inspect on a monthly basis.

Nuisance Control

A range of measures will be implemented to ensure that the potential impact of the works on local residents and neighbours will be minimised. These measures are discussed in turn below.

Dust Control

Dust will be controlled by damping down using a bowser or road brush attachment to the forklift truck and if necessary a daily road sweep. Construction dust such as grinding dusts will be reduced locally by use of the damping down system.

Wheel Wash

Site vehicles will use hard surface areas only to minimise mud disruption onto existing highway. A lanced jet wash facility will also be provided to wash down site vehicle wheels prior to leaving site to reduce any further unwanted debris spreading onto the highway.

Noise Pollution

Noise assessments of the processes have been undertaken and we do not anticipate any noise pollution above recommended levels. Rotary cutting tools on site will produce noise but short bursts of usage will not exceed noise pollution limits.

Existing boundary treatments and trees that surround the site will also assist in acting as a noise barrier. The restriction in site operating hours will be carried out in accordance with Hyndburn Council guidance, thus preventing the carrying out of any noise disruption outside these hours or during weekends and public holidays.

Storage of Materials

The Area for materials storage shall be located on plots 136 and 137. Construction materials such as cement, oils and fuels have the potential to cause pollution. All fuel, oil and chemical storage must be sited on an impervious base with a secured bund of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant would be refuelled either off site or within a designated area on hard standing. All pumps/hoses etc. would be checked regularly.

Provision is also made for segregation of construction waste that will be recycled accordingly.

Site Security

All construction materials will be stored on site in a secure location. The Compound/Storage area will be enclosed in a fully painted plywood hoarding along its boundaries with high access gates formed at the entrance. The site will be locked outside of working hours to ensure that all materials and equipment are stored securely.

Other security measures such as Security Guards/Smart water etc. can be utilised where necessary.

The Site Manager will be responsible for site security and emergency procedures and contact information will be provided on site for out of hours incidents.

General Site Safety

The Site Manager and Health and Safety Manager will ensure that residents are aware of how the construction works are progressing and an update will also be provided to the Local Community, and this will provide an opportunity to raise any issues that may arise.

The Site Manager will keep in regular contact with local residents and affected parties.

Summary

This Construction Management Plan relates to the proposed development of land off Queen Victoria Street, Rochdale. The purpose of the CMP is to ensure that the impact of construction works on the local residents and the immediate highway network is kept to a minimum.

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed with the Council. The person/s responsible for implementing the CMP shall work with the Council to review this CMP if problems arise in relation to the construction of the development and complaints from local residents. Any future revisions to this plan must be approved by the Council and complied with thereafter.