



CONSTRUCTION MANAGEMENT PLAN

Erection of 3 two-bed dwellings (Use Class C3) on the land adjacent to the public house, utilising new vehicular access, with associated parking and landscaping, including reconfiguration of beer garden and car park of the public house.

To satisfy condition 8 of APP/23/00588

The Swan, Jessie Road, Havant, PO9 3TH

This Construction Management Plan has been prepared by PLC Architects in connection with the proposed development at the above site.

All work will adhere to Best Practicable Means in accordance with The Control of Pollution Act 1974, BS 5228 (Code of Practice for noise and vibration control), GLA's Supplementary Planning Guidance on "Control of Dust and Emissions during Demolition and Construction" and other relevant environmental controls.

Site Establishment

The construction compound will be located on the existing hardstanding area at the site's frontage, accommodating vehicles, storage of materials and site cabins. The compound will remain in this location for the duration of all site works.

Designated storage areas for plant, materials, waste, flammable substances e.g. foam and plastics, flammable liquids and gases such as propane, and hazardous substances such as pesticides and timber treatment chemicals will be provided within the construction compound.

First aid facilities for the use of all construction staff in the form of a fully provisioned first aid area within the site office will be maintained at all times by the contractor.

All temporary lighting within the construction compound shall be screened and aligned as to ensure that there is no direct illumination of neighbouring land, and that light spillage is minimised. All lighting will minimise excessive illumination, and will not be aimed upwards.

Site Hoarding

For public safety and site security, hoarding will be erected around the perimeter of the site. All hoarding is to be 2.4m Heras fence. Hoarding to be complete with necessary signboards, in accordance with requirements of relevant authorities and relevant Health and Safety Acts.

A secure Heras gate is to be located at the south-eastern access on Jessie Road, ensuring that site is safe and secure at all times during the development. All to be checked and maintained on a regular basis and to be retained in place throughout the development.

Last person leaving site to ensure that site is left secure.

Site Working Hours

The following site operation hours are proposed:

- Monday to Friday: 08:00 to 18:00
- Saturdays: 08:00 to 13:00
- Sundays & Bank Holidays: Works not permitted

It may be necessary for some construction operations to be undertaken outside these times e.g. service diversions and connections.

Any works associated with the generation of ground-borne vibration are to be only carried out between 08:00 to 18:00 Monday to Friday.

Construction Vehicle Movements

The aerial site map below indicates the location of the development site. Access to the site will be via the existing south-eastern access on Jessie Road.

No deliveries to take place outside of the site working hours, with no deliveries to be made on Sundays or Bank Holidays. Deliveries to be unloaded within the construction compound. Deliveries will be scheduled outside of rush hour traffic to avoid disturbance to pedestrian and vehicular traffic in the vicinity of the site.

Whenever delivery or collection activity is taking place with larger vehicles, a banksman will be used to stop traffic.



Fig. 1: Site Location

The construction site will be organised, so far as reasonably practicable, so that workers and vehicles can move safely and without risks to health.

It is not envisaged that there will be the need for any road closures during the construction period, however, should this alter then the contractor will obtain the relevant permission prior to implementing.

Appropriate measures will be taken to protect the public highway from damage arising from construction related activity and to prevent concrete and other detritus from being washed into the public highway drainage system.

A turning circle will be provided and kept clear for all delivery vehicles.

Construction traffic will be kept at a safe distance from trench works at all times.

The following measures to minimise construction vehicle movements are encouraged:

- Cycling – Cycle parking spaces provided for construction personnel
- Car Sharing – The contractor shall aim to organise shifts in accordance with personnel origins
- Public Transport – Information regarding various local public transport services shall be provided to all personnel

Wheel Washing

1. Hard standing provided near the exit of the site adjacent to the entrance gates to allow vehicles to be washed down before leaving the site.
2. Power washer will be used to wash any mud and dust from vehicle wheels.
3. Excess mud to be swept away on a regular basis.

Where the deposition of some dirt on the highway is unavoidable, any mud/detritus shall be immediately cleared using street cleansing vehicles or similar. No development dirt shall be evident on the highway at the end of any working day.

Dust & Emissions Management

All works will be carefully carried out to minimise dust. All debris will be bagged up when removed from site. Local dust extraction equipment will be fitted to grinding machinery and masonry and silica-based materials will be cut using water suppression / wet cut methods.

During clearance works, damp down any areas being demolished using water as a dust suppressant.

Site manager to consider weather conditions and prevailing winds when organising operations to prevent dust nuisance to neighbouring properties.

During dry weather and in the absence of any local or national water restrictions in place, water suppression will be used for the damping down of any process likely to generate airborne dust.

Where possible and practicable, off-site pre-cut components will be utilised.

Burning of materials on the site is not permitted.

All vehicles leaving site will be inspected and wherever necessary, the wheels of vehicles will be pressure washed with water before leaving site.

Wherever practicable, all plant and equipment shall be powered by main electricity in preference to locally powered sources such as diesel generators.

Dust levels are to be monitored on a regular basis.

Noise & Vibration Management

Contractor to minimise noise levels throughout the development, in accordance with BS 5228-1.

Contractor to ensure that assessment of ground-borne vibration is undertaken in accordance with BS 7385.

The site is within close proximity to adjacent residential housing, so no heavy plant is to be used outside of the site working hours. No works to be undertaken on Sundays.

All plant shall be switched off when not in use, or where this is not practicable, throttled down to a minimum.

Noise and vibration levels are to be monitored on a regular basis.

Waste Management

Implement 'just-in-time' material delivery system to avoid stockpiling of materials, which increases risk of damage.

Waste bins and skips will be covered to prevent debris blowing around the site. No waste materials to be stored on site for longer than necessary.

Efforts will be made to recycle or re-use materials from the demolition works (e.g. re-use crushed concrete from demolition process for fill, re-use of excavated soil for landscaping).