

Jacobs Foreman
Developments Ltd



JACOBS FOREMAN
PROPOSED
RESIDENTIAL DEVELOPMENT

AT

Land South of Ranelagh Drive,
Havant. PO9 1NR.

CONSTRUCTION MANAGEMENT
PLAN

OCTOBER 2014

Prepared by:

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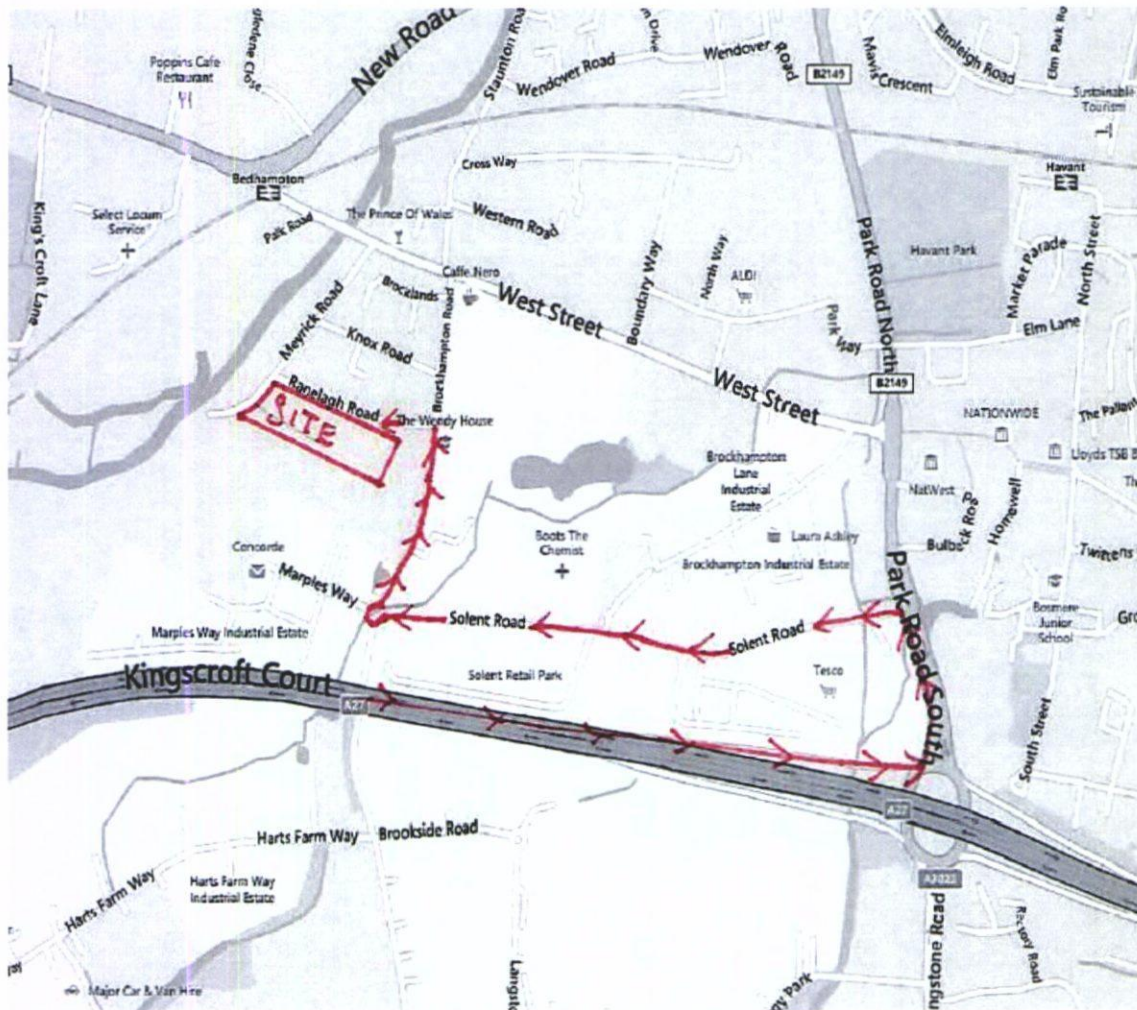
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1. Construction Lorry Routing.

A lorry routing plan has been prepared for the site as shown below.

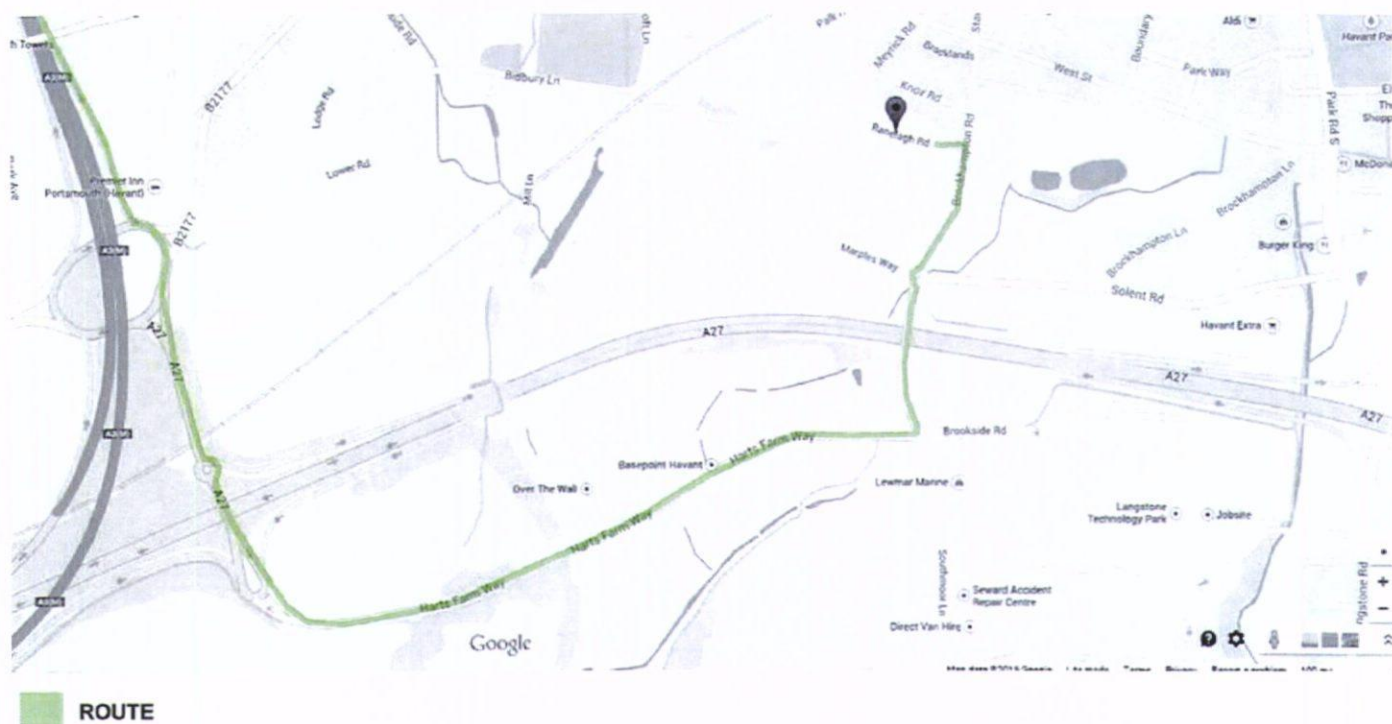


The proposed route for all deliveries is to be from Park Road South, into Solent Road to the roundabout with Marples Way. At this roundabout deliveries proceed along Brockhampton Road, turning into Ranelagh Road and approach the site entrance.

This route through the trading estate at Solent Road is considered the least intrusive to the surrounding residential area.

An alternative route suggested is as follows:

CONSTRUCTION TRAFFIC MANAGEMENT PLAN FOR LAND SOUTH OF RANELAGH ROAD, HAVANT, PORTSMOUTH



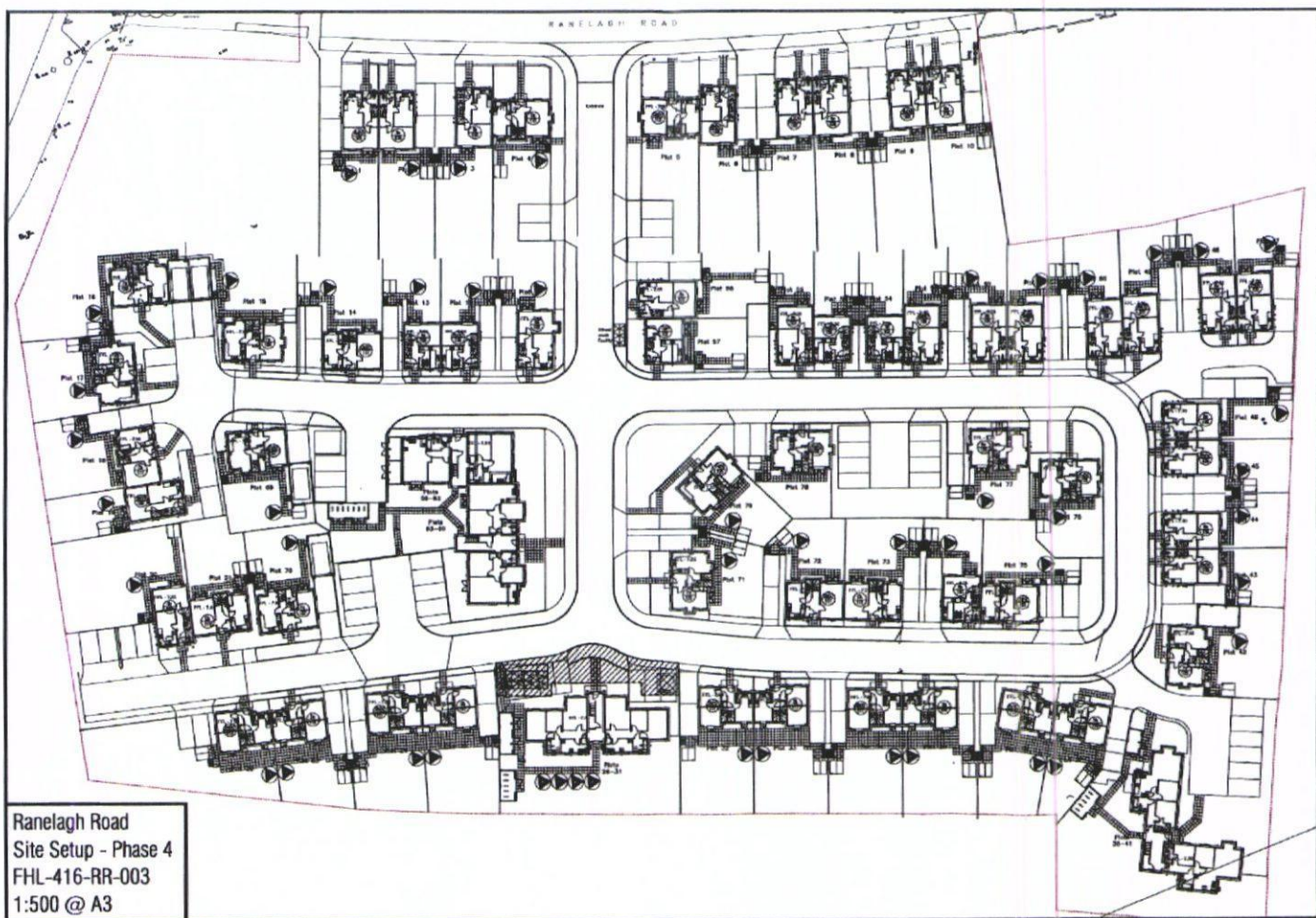
***NO DELIVERIES OR HEAVY SITE VEHICLES TO OR FROM SITE BETWEEN THE HOURS OF 07:00 TO 9:30 AM**

***IF A CONTRACTOR FAILS TO ADHERE TO THE AGREED TRAFFIC ROUTING PLAN THEN A WRITTEN WARNING WILL BE ISSUED. ANY FURTHER BREACHES WILL RESULT IN THE CONTRACTOR/SUPPLIER BEING PROHIBITED FROM ENTERING THE SITE**

2. Contractors Parking, Turning and Deliveries.
3. Compound and Materials Storage.
4. Welfare Facilities

A site set up drawing has been produced SS/RR/02 which shows a compound set up to the rear of the site which has been designed to accommodate contractors parking and delivery and storage of materials. Turning of vehicles will be within the site confines once the preliminary road system is in place which will be one of the early areas to be constructed.

The compound will be used to house the site cabins and welfare facilities.



5. Wheel Cleaning Facilities.

Jacobs Foreman operates a proactive approach to prevent the spread of soil outside the site boundaries. Temporary hard running surfaces or road construction to base course tarmac are installed at the earliest practical stage of construction, normally whilst the first dwelling superstructures are being undertaken. This ensures all vehicles leaving site are directed over clean surfaces. The running surfaces are subject to road cleaning at least once a week and more if necessary.

It is inevitable that a degree of soil will be deposited on vehicle wheels and each site is equipped with a pressure washer and a labourer or a contractor are assigned to clean vehicles wheels as required.

Notices will be displayed to this effect.

Road sweeping will take place outside the site as and when required.

6. Construction Programme.

The construction programme for the site is split into four phases and the programmes and phasing plan are enclosed.

				M101		M102		M103		M104		M105		M106		M107		M108		M109		M110		M111		M112		M113		M114		M115		M116		M117		M118		M119		M120		M121		M122		M123		M124		M125		M126		M127		M128		M129		M130		M131		M132		M133		M134		M135		M136		M137		M138		M139		M140		M141		M142		M143		M144		M145		M146		M147		M148		M149		M150		M151		M152		M153		M154		M155		M156		M157		M158		M159		M160		M161		M162		M163		M164		M165		M166		M167		M168		M169		M170		M171		M172		M173		M174		M175		M176		M177		M178		M179		M180		M181		M182		M183		M184		M185		M186		M187		M188		M189		M190		M191		M192		M193		M194		M195		M196		M197		M198		M199		M200		M201		M202		M203		M204		M205		M206		M207		M208		M209		M210		M211		M212		M213		M214		M215		M216		M217		M218		M219		M220		M221		M222		M223		M224		M225		M226		M227		M228		M229		M230		M231		M232		M233		M234		M235		M236		M237		M238		M239		M240		M241		M242		M243		M244		M245		M246		M247		M248		M249		M250		M251		M252		M253		M254		M255		M256		M257		M258		M259		M260		M261		M262		M263		M264		M265		M266		M267		M268		M269		M270		M271		M272		M273		M274		M275		M276		M277		M278		M279		M280		M281		M282		M283		M284		M285		M286		M287		M288		M289		M290		M291		M292		M293		M294		M295		M296		M297		M298		M299		M300		M301		M302		M303		M304		M305		M306		M307		M308		M309		M310		M311		M312		M313		M314		M315		M316		M317		M318		M319		M320		M321		M322		M323		M324		M325		M326		M327		M328		M329		M330		M331		M332		M333		M334		M335		M336		M337		M338		M339		M340		M341		M342		M343		M344		M345		M346		M347		M348		M349		M350		M351		M352		M353		M354		M355		M356		M357		M358		M359		M360		M361		M362		M363		M364		M365		M366		M367		M368		M369		M370		M371		M372		M373		M374		M375		M376		M377		M378		M379		M380		M381		M382		M383		M384		M385		M386		M387		M388		M389		M390		M391		M392		M393		M394		M395		M396		M397		M398		M399		M400		M401		M402		M403		M404		M405		M406		M407		M408		M409		M410		M411		M412		M413	
ROAD ETC	priority	status	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH	MM	DD	HH																																										

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7. Construction Dust method Statement

During periods of dry weather all surfaces capable of producing dust shall be dampened to minimise the spread of dust. All machinery, hand or otherwise capable of producing dust shall be fitted with adequate collection bags or fitted with a hose attachment to collect or dampen the dust produced.

Any activity likely to produce an excessive level of dust shall only take place after carrying out the necessary risk assessment and implementing any precautions to control and prevent dust from spreading.

8. Burning on Site.

There shall not be permitted the burning of any materials on site during any phase of the development.

9. Hours of Work

Demolition, clearance, excavation, road or construction works shall only take place between the hours of 08.00 and 18.00 hours on Mondays to Fridays and 0.800 and 13.00 hours on Saturdays and not at all on Sundays and all recognised public holidays, unless in association with an emergency. No deliveries or heavy site vehicles to or from the site between the hours of 17.00hrs one day to 0.800hours the next day.

10. Management of Open Space and SUDS Scheme (Not Receptor Area)

Establishment Maintenance

Maintain all soft landscape works for a defects liability period for 12 months from practical completion. Allow 12 visits.

Tree Plantings – Standard Planting Size.

Irrigate thoroughly during dry periods, sufficient water to be provided to ensure the tree pit reaches field capacity of 25L water per tree poured down the irrigation tube. Sufficient water to be provided to ensure growth of at least 66% previous years shoot elongation p.a.

Inspect and remove any damage leaving clean cuts.

Inspect tree ties and readjust as necessary to give sufficient room for stem thickening, ensure no chaffing. Reaffirm as necessary.

Ensure base of tree for 1m diameter is weed free at all times.

Gap up trees to original specification as necessary.

Shrub & Climber Plantings.

Weed to achieve clean ground, water to ensure good growth.

Reaffirm and prune as necessary. Remove any dead material to shrub beds.

Re tie climbers to supports as necessary.

Remove litter from beds as necessary.

Gap up shrubs and climbers to original specification as necessary.

Hedgerow Plantings.

Weed to achieve clean ground.

Reaffirm as necessary.

Lightly trim back annually until desired height and width reached.

Lawn Areas

During establishment of grass areas ensure that sufficient water is applied to maintain healthy growth using, if permitted, a fine sprinkler/ oscillating sprayer etc

Mow grass areas so height of turf does not exceed 75mm at *any* time. Arisings to be removed from site.

Ensure no grass cuttings remain on hard surfaces.

At the time of each cut trim all grass edges

Remove litter where necessary.

Handover at end of 12 months maintenance period

Tree pits to be weed free, clean and tidy, mulch topped up, stakes removed. Trees thriving with no dead, diseased or damaged material. All works complete.

Shrub beds to be weed free, clean and tidy, fully gapped up, organic bark mulch topped up. All works complete. Hedges to be freshly trimmed and climbing plants firmly attached to supports.

Turf to be freshly mown and all edges trimmed,

Hard surfaces to be swept and cleaned.

All works to be complete and in a well maintained clean and tidy condition.

All planted areas to be weed free, tidy and free of litter.

Organic bark mulch to be topped up as necessary to maintain 75mm depth.

All existing trees to be kept clear of dead wood and diseased wood.

Note

The 12 month maintenance period shall commence following a satisfactory inspection and this shall be once all works have been completed and there is full grass cover on seeded

SUDS Pond Maintenance

Regular maintenance, that is sympathetic to wetland biodiversity interests, is an important part of any management plan. Ponds need to be periodically cleaned out to prevent them becoming gradually in-filled by sediment and accumulated vegetable detritus.

The aim of the management which is targeted at maintaining the wildlife value of the pond is to maintain a number of habitat types and a high diversity of plant and animal species.

Due to the position of this pond consideration should be given to non mechanical maintenance. The pond should be maintained once a year to ensure continuation of the plant and animal species and should be carried out one bank at a time with one week intervals between any bank works. The pond should be cleared with long –tined forks and the banks thinned only to ensure any plant life depth is maintained. Grass areas should not be cut short adjacent to the banks. Any removal of sediment should be considered on a five yearly basis due to the size of the ditch and only carried out if water levels are falling due to sediment build up.