

Construction Management Plan (CMP)
For: Full planning application for the creation of 1 No. Dwelling at Barn
at Piccadilly House, Folly Lane West, Lacock, Chippenham

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Introduction

This document has been prepared to show how we will manage the construction phase of the project at Barn at Piccadilly House, Folly Lane West, Lacock, Chippenham, SN15 2LP.

A planning application (**ref PL/2026/01499**) has been submitted to the Council which has identified the requirement for a site specific Construction Management Plan (CMP) to be submitted and approved in writing by the local planning authority, and thereafter complied with. As follows:

No development (including demolition and site clearance) shall commence until details of a proportionate Construction Management Plan have been submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- a) Contractor parking and delivery arrangements;*
- b) Measures to control dust and noise during construction;*
- c) A named site contact for neighbour liaison.*

The approved measures shall be adhered to throughout the construction period.

Reason: To safeguard the amenities of neighbouring occupiers and the safe and efficient operation of the highway during construction, in accordance with Core Policy 57.

This **Construction Management Plan (CMP)** considers the following:

1. Site working hours and limitations on activities.
2. Health and Safety
3. General Site Rules
4. Site Boundaries, Boundary Treatments, Security and Safety Fences
5. Delivery/unloading of plant and materials.
6. The loading of spoil/waste
7. Site access, routing and 'Control of Mud' for construction traffic.
8. Accommodating other road users, cyclists and pedestrians.
9. Parking provision for construction vehicles at the site.
10. Safe storage of materials, machinery, oils, fuel and chemicals on site.
11. Control of Noise and Vibration on site.

12. Control measures for Dust and other airborne pollutants.
13. Piling, Lifting and Scaffolding.
14. Demolition and recycling/disposal of waste
15. Site lighting.
16. Welfare, Signage and Visitors.
17. Public Relations, Communications and Complaints and contact details.
18. Being a Considerate Constructor.
19. Fire and Emergencies.
20. Measures for protection of the natural environment

Description of Work

The project consists of the creation of 1 No. Dwelling.

The works comprise of the following items:

- Site set-up, including the erection of safety/security fencing
- Various ground works to enable the construction of the new dwelling.
- Construction works for the new dwelling.
- Soft landscaping, & surface dressing at completion.

Construction Management Plan (CMP)

1. Site working hours and limitations on activities.

All works and ancillary operations which are audible at the site boundary shall be carried out between the following hours:

7:30 – 18:00 Monday to Friday

8:00 – 13:00 Saturday

No working will be undertaken on Sundays or Bank Holidays.

2. Health and Safety

All site operations shall always be executed in such a way as to ensure the health, safety and welfare of persons likely to be affected by such operations, including sub-contractors and the general public.

It is the responsibility of the qualified (SMSTS, or minimum SSSTS) site manager to ensure that all employees and subcontractors comply with UK H&S laws and regulations.

The site will be inspected daily by the Site Manager. The site manager will also organise regular (weekly, but at least monthly) safety inspections to

ensure that the site and all personnel are complying with the UK H&S law and regulations. These inspections will monitor the implementation of statutory provisions and will record and action all findings.

All persons employed on site are required to take all reasonable care not to endanger themselves or others.

All operatives will be issued with appropriate protective clothing and safety equipment (PPE) and ensure its proper use, as designated by the site.

The reporting, recording (off-site) and investigation of all accidents and dangerous occurrences will be undertaken on site, by a qualified site agent.

The management structure relating to Health and Safety for this project will be at least:

- Minimum SSSTS qualified site supervisor on site.
- SMSTS qualified site manager on site or available locally.
- First Aid at Work qualified first aider on site or available locally.
- Operatives and Sub-Contractors (Confirmed as they are appointed).

In addition to the above, the 'Construction Phase Health and Safety Plan' file will be held in the site office, containing as a minimum the following:

- Site health and safety plan, and site risk assessment.
- Site induction and record sheets.
- Site method statements (as applicable).
- Site safety check records.

A first aid kit and eye wash station will be provided within the site welfare facility at all times.

3. General Site Rules.

Site safety rules comply with all UK Health & Safety law and regulations including the following:

- The site must be secured before leaving it at the end of each work day.
- A banksman will be provided for the unloading of all delivery vehicles.
- No drugs or alcohol are allowed on site, whatsoever.
- Radios are only to be used considerately on site.
- Fire access routes must be kept clear at all times.
- No burning or hot work will be undertaken on this site, and any welding required, whilst not anticipated on this project, will be strictly controlled.
- All electrical equipment will be 110 Volt, wherever possible. The use of 240 Volt equipment will only be allowed in exception/unavoidable

circumstances, and then only if permitted by the site manager and in a safe location, i.e. within the Welfare facility, battery charging etc.

- All operatives are to wear PPE appropriate to their activity, at all times.

4. Site Boundaries, Boundary Treatments, Security and Safety Fences

During the majority of the construction phase of the site, it's various neighbours and the general public will be protected by enclosing the site. Two metre high Heras type fencing will be required where there is currently no existing boundary bordering the site.

As the site is concluded, these fences will be removed and replaced with the permanent boundary treatments, noting that many of the risks that are present during the construction period will no longer be present.

5. Delivery/unloading of plant and materials.

Deliveries will only access the site during operational site hours: 07:30 – 16:30 Mondays to Fridays and 08:00 – 13:00 Saturdays, and will avoid peak times where possible. No delivery vehicles will be permitted to wait outside the site at any time; drivers must make alternative arrangements when waiting for access to site and all suppliers will be informed of these restrictions at the point of placing the order.

A sign will be provided at the site entrance advising of these delivery times.

All loads/plant delivered to site will be within the loading capacity of the local roads and bridges.

Signage will also be provided to ask all visitors and delivery drivers to report to the site office. Delivery drivers will be permitted to use the on-site welfare facilities if required, subject to adherence of site rules relating to Covid-19.

Delivery movements will predominantly consist of vehicles arriving on site, dropping or collecting materials from the loading areas at the site frontage and leaving within a short space of time. Delivered items will then be moved to the materials storage and welfare/office areas within the site.

During normal operation of the site, except when deliveries or material handling require otherwise, the gates/panels will be kept closed, preventing access and egress of plant and operatives.

6. The loading of spoil/waste

The site has an existing access. It is therefore intended to re-use this access into the site by commercial waste/spoil vehicles.

7. Control of Mud for construction traffic.

The prevention of mud being transferred from the site onto the highway by construction traffic will be strictly controlled.

Wheel washing will be available at the exit of the site before the highway see the site construction plan at Appendix 1.

Once ground works are established the site will be laid with scalping's to prevent mud from leaving site. If any mud does make it onto the highway, it will be removed.

Periodically, we may employ sweepers to ensure the surrounding roads are kept free from debris that may arise from site.

Any mud inadvertently dropped on the loading area or onto the public road will be immediately cleaned away using water and brooms, with any material inadvertently dropped being returned to the inside of the site.

8. Accommodating other road users, cyclists and pedestrians.

All deliveries will have a banksman, from within the site, to keep pedestrians and cyclists safe and away from any hazards.

All site personnel will be advised of the site rules, via an induction process, and by the use of prominent visual warning signs and on occasion temporary barriers, to restrict them to authorised routes onto and within the site.

9. Parking provision for construction vehicles at the site.

Site staff will park in the area shown for parking on the plan at Appendix 1 of this CMP.

Pre engagement information packs will inform all trades, visitors, and deliveries of the parking arrangements for this project.

Site signage will be in place to maintain the primarily one-way nature of the site road, and a site speed limit of 5mph will be maintained.

10. Safe storage of materials, machinery, oils, fuel and chemicals on site.

A site storage compound has been identified on the site plan shown at Appendix 1 of this CMP.

No chemicals will be used or stored on site.

11. Control of Noise and Vibration on site.

We do not anticipate that much vibration, if any, will be transmitted beyond the site boundaries.

Noise on site will be limited to the use of diesel-powered machinery, including a tracked excavator, telescopic handler and cement mixer, plus petrol cutters and angle grinders for limited periods.

The contractor will ensure that any noise emitting operations will be kept under the limits detailed in the Control of Noise at Work Regulations 2005.

This means:

- Measuring dB levels
- Identifying who is exposed
- Exposure duration
- Reviewing equipment specifications
- Identifying control measures – i.e.
 - Advise site operatives to minimise noise at all times
 - Inspect machinery regularly
 - Acoustic barriers
 - Enclosures around generators
 - Silencers on compressors

Radios will be used considerably on site.

12. Control measures for Dust and other airborne pollutants.

Dust is a nuisance and can be damaging to humans, machinery, plants and animals.

Dust suppression will be vigorously enforced wherever possible. In dry weather, dust control measures such as damping down will be implemented. Cover materials which could create dust when windy. Dampen down dust in operations which create dust. Ensure that vehicles leaving site do not leave mud on the road.

In addition to the above, we will implement the following controls to minimise nuisance noise as a result of our construction works:

- Any works that create significant noise will not commence prior to 09.00am and will cease at 4:30pm. This will include the use of plant and machinery (external to the building) and the use of ratchet drills.
- Wherever possible we will endeavour to substitute noisy activities with quieter solutions.
- Plant used on site will be maintained in good working order.
- The site already has water and power, so no temporary generator will be required, or water bowsers imported.
- Vehicle reversing will be kept to a minimum to avoid unnecessary nuisance from audible beepers / warnings.

- All drivers and deliveries will be asked to minimize noise by switching off engines when not moving and ensuring horns are only used in emergency situations.
- All operatives will receive tool-box talks, and at induction, regarding being a good neighbour, limiting dust to prevent loss of air quality, and limiting unnecessary noise and vibration.
- Where required by adverse weather conditions, i.e. dry periods and high winds, additional screening or hoarding will be provided around cement mixers and skips.

13. Piling, Lifting and Scaffolding.

No piling is currently anticipated on this site, although in the event that this position changes, approval will be sought from the environmental protection team at the local council.

All plant used on site will have their current test certificates available on site for inspection, held within the Construction Phase Health & Safety Plan.

Scaffolds and tower scaffolds for use on the contract will be erected in accordance with the code of practise issued by the National Access and Scaffolding Confederation (NASC).

Where scaffolds are in close proximity to site boundaries protective screens to prevent debris falling will be provided.

14. Demolition and recycling/disposal of waste

Where possible waste materials will be recycled.

Hardcore and rubble will be broken up on site and used for temporary roadways and oversite under new concrete slabs. Extra over rubble and hardcore will be removed from site in segregated skips.

Segregated skips will contain either:

Wood

Packaging/waste from site office

Non recyclable waste

The contractor will inspect the road outside the site as every waste carrier leaves site, to ensure that this operation doesn't track spoil or drop debris onto the road. If any waste material is deposited onto the highway it will be cleared away as soon as it is safe to do so.

The management, handling and disposal of waste and classification of materials will be carried out in line with all current Environmental Legislation and requirements.

15. Site lighting.

Some temporary site lighting will be provided within the site, for use during the latter part of the day during the Winter months.

This lighting will be carefully positioned so as not to create a nuisance to site neighbours.

16. Welfare, Signage and Visitors.

Site welfare, toilet and office facilities will be provided in accordance with UK H&S law and regulations.

Warning and information signage will be provided outside the site to advise members of the public of the hazards of the construction site and to hopefully prohibit any unauthorised access.

The signage will include requirements for all visitors to report directly to the site office.

17. Public Relations, Communications, Complaints, and contact details for main contractor.

In terms of public relations, we will establish contact with all direct neighbours prior to starting on site, to understand what questions and concerns each of the neighbours might have, hoping to accommodate any concerns or requests wherever practicable.

Named contact for neighbour liaison:

Mr Simon Williams

07855 506093

simon@sw-hire.co.uk

Piccadilly House
Folly Lane
Lacock
Chippenham
Wiltshire
SN15 2LP

18. Being a Considerate Constructor.

Copies of this plan will be provided to the immediate site neighbours before works start on site, and we welcome feedback from all neighbours, regarding our plans. Copies of this Plan will also be provided too all construction staff and explained to them on their induction.

19. Fire and Emergencies

Fire and Evacuation procedures will be communicated to all people on the project, and a copy of the fire escape plan will be provided on the wall inside the welfare facility, and within the Construction Phase Health & Safety Plan.

Emergency Plan Details:

Local hospitals with accident and Emergency facilities are at:

Great Western Hospital Swindon Marlborough Road, Swindon, SN3 6BB,
Phone: 01793 604020

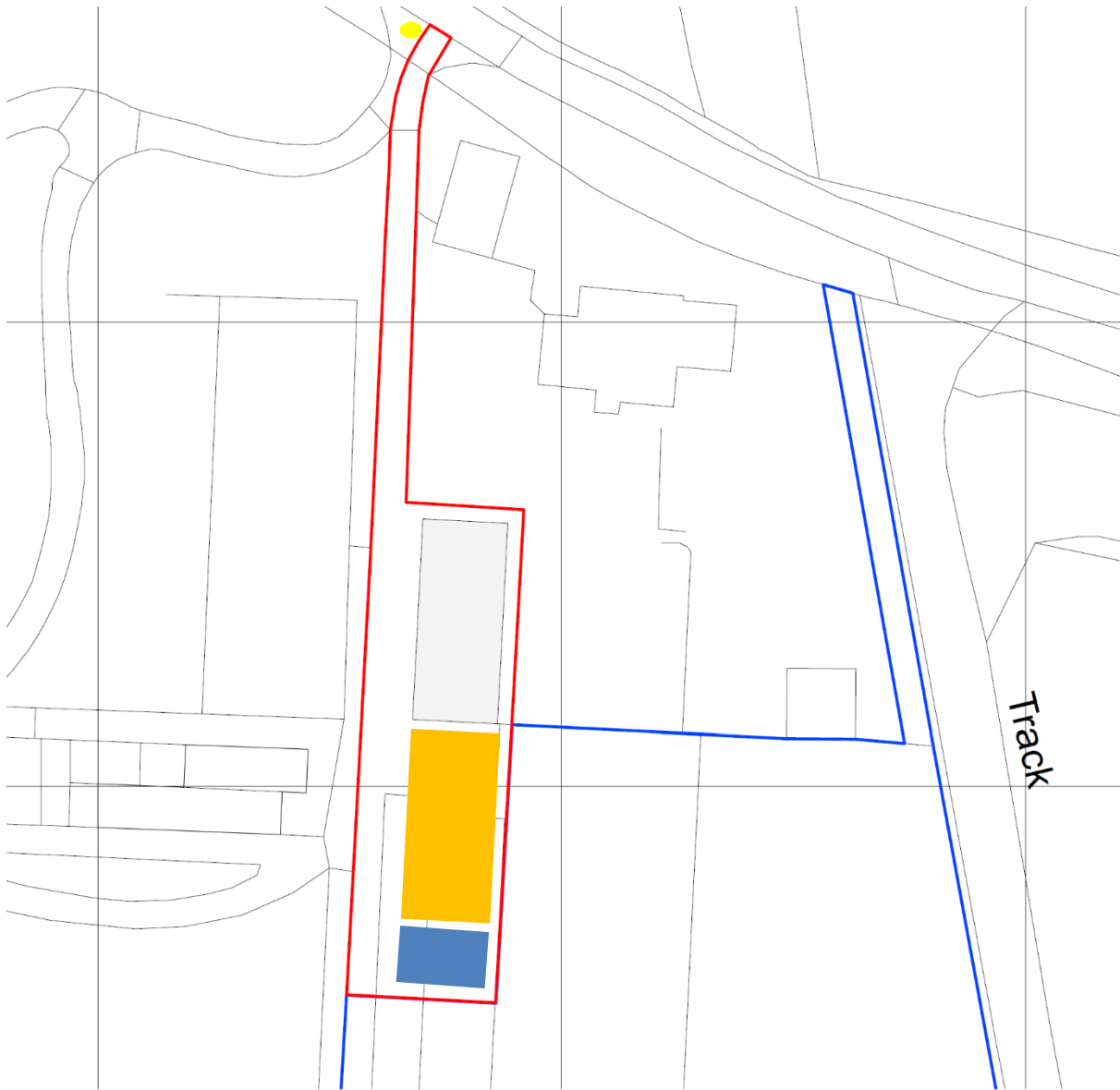
Bristol Royal Infirmary Marlborough Street, Bristol, Avon, BS2 8HW
Phone: 0117 923 0000

20. Measures for the protection of the natural environment

Any existing hedgerows and trees adjacent to the site will be retained and protected. Heras Fencing will be used along the site boundary to protect any trees or hedgerows.

There will be no burning on-site (including waste, materials, undergrowth or other vegetation or refuse) throughout the course of the development. This restriction is in place in order to protect the environment as well as to safeguard the amenities of occupiers of existing properties within the vicinity of the application site.

Appendix 1 – Site Construction Plan



Key

- Wheel Wash Facility
- Loading/Unloading Materials storage compound.
- Site Operatives/Visitor Parking