

**Construction Management Plan – 24/01464/FP – Land to east side of Maydencroft Gardens,
Maydencroft Lane, Gosmore.**

Purpose & Aims

This plan has been developed for the construction of two 3-bed semi-detached dwellings including cycle/garden store, parking and landscaping.

This plan addresses the storage of site material, site hoarding, traffic management and measures to control dust during construction.

Organisation & Responsibilities

Project Manager - Hannah Archer & Cory O'Connor

Site Manager - Mark Garrett

Site and Office liaison - Suzy Lake

(i)	Details of a construction phasing plan	See Appendix 3
(ii)	Hours of construction operations and deliveries	As below
(iii)	Construction and Site Access	As below
(iv)	Communications and complaint management	As below
(v)	Site set up and general arrangements for storing plant	See Appendix 2
(vi)	Access and protection arrangements around the site for pedestrians, cyclists and other highways users	See Appendix 2
(vii)	Details of provisions for temporary car parking during construction	See Appendix 2
(viii)	Screening and hoarding details	As below
(ix)	Tree Protection	As below
(x)	End of day tidying procedures	As below
(xi)	Cleaning of site entrances, site access roads and the adjacent public highway	As below
(xii)	Management of associated waste generated during construction process	As below
(xiii)	Control of dust relating to groundworks and subsequent construction	See Appendix 1

(i) Construction Phasing Programme

Programme of works will be approximately between October 2025 and September 2026.

See *Appendix 3*

(ii) Hours of Construction operations & deliveries

The site will be active from 8am-6pm Monday – Friday, and between 8am-1pm on Saturdays. There will be no activity on Sundays or Bank Holidays.

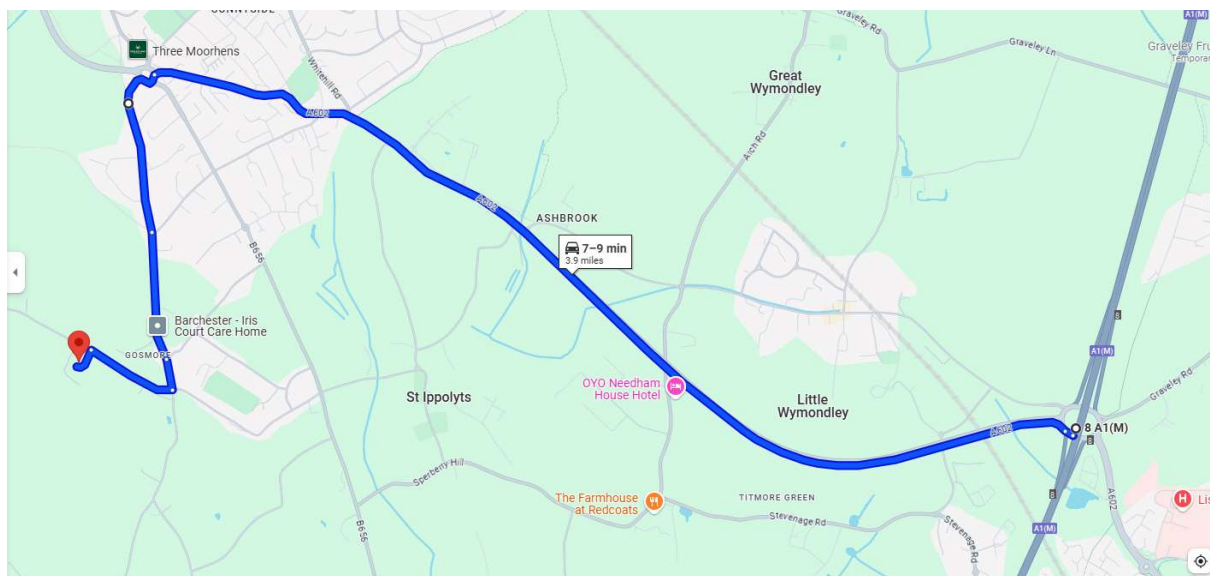
Site deliveries and collections to be timed to avoid rush hour traffic. No deliveries or collections between 8.30 - 9.30 and 4:30-6pm.

Maydencroft Lane is not suitable for HGVs so all deliveries will be on rigid.

All deliveries to be pre booked at a minimum of 24 hours in advance to ensure that we have capacity to unload efficiently on site. Unloading to be undertaken by forklift or Moffett. Traffic marshal to be employed at all times forklift is in use. The site Marshall will be notified of any deliveries arranged to ensure safe receipt.

(iii) Construction and Site Access

- Encourage contractors to source items locally
- Implement a vehicle booking system - 24 hours in advance
- Plant and materials will be delivered to site via Maydencroft Lane and all deliveries will be informed to take the below route into the site



Traffic routing to site via Maydencroft Lane

To access site, Vehicles will be advised to exit the A1m at junction 8 and follow the A602 towards Hitchin town centre, upon reaching the A602 Stevenage Road roundabout, take the second exit onto Gosmore Road, following this onto Hitchin Road and then High Street. At the 4-way crossing where High Street meets Preston Road, they will turn right into Maydencroft Lane.

The site will be managed so that vehicles do not have to wait to park safely. Should vehicles have to wait they should not idle. Generally, if a vehicle is stationary for more than a minute, turning off the engine will reduce emissions and fuel costs.

(iii) Communications and complaint management

Project managers will be introduced personally to neighbours and information will be provided for a point of contact within the company. We will ensure to keep open and honest communication with neighbours and local businesses to inform them of any works that may impact the local community and work with them to resolve any issues that may arise in a timely and satisfactory manner.

(iv) Storage of Plant and Materials

Materials will be stored within the site in a secure storage compound and containers. Site cabins will be secured with protective fencing.

(v/vi) Access and protection arrangements around the site for pedestrians, cyclists and other highways users & Site Transport Management

Details of provisions for temporary car parking during construction

A separate access route is provided for pedestrians and cyclists onto the site, so they can avoid using the main entrance, this is shown on drawing our Construction Management Site Plan (*Appendix 2*).

We aim to ensure our project has minimal impact outside of the site perimeter. This traffic plan will be incorporated into all subcontractor contracts ensuring implementation throughout the works:

- Strict delivery times
- Vehicle/engine to be switched off when not in use
- Controls on parking close to site. All contractors are to use the site car park
- Jet wash located to front entrance for wheel cleaning/road cleaning operation
- Site storage and access can be seen on our Construction Management Site Plan (*Appendix 2*)

(vii) Screening and hoarding details

Hoarding will be around the perimeter of the site to reduce the impact of construction to the neighbouring properties during the construction period. Anywhere that hoarding is not able to be fixed we will use 2.4m high Heras fencing with decorative panels digitally printed on Airmesh Fabric. An example design can be seen below. There will be a 2.4m high solid secure lockable gate to the site entrance.

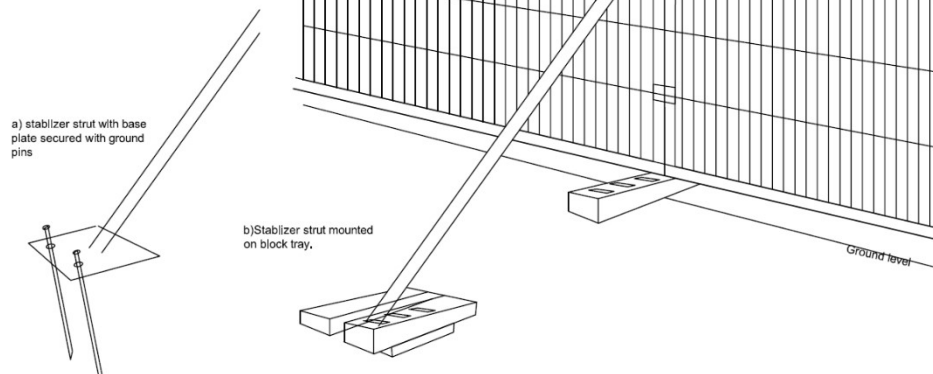


Example hoarding

(ix) Tree Protection

As per the Arboricultural Impact Assessment and Method Statement all protective measures will be carried out prior to commencement of works, which will also include tree protective fencing. See below for an example of fencing.

**Copy of BS 5837:2012
Figure 3 Examples of
above ground stabilizing
systems (for Heras type
fencing)
Total height 2.4metres**



Example of protective fencing

(x) End of day tidying procedures

The construction site and all storage and staff areas will be secured at the end of each day by the Site Manager. All staff will be responsible for ensuring materials and equipment are stored securely and safely at the end of each day.

(xi) Cleaning of site entrances, site access roads and the adjacent public highway

A wheel wash will be in place to ensure mud from the site is not taken into Maydencroft Gardens access road and Maydencroft Lane. Arrangements will be made if necessary to call in a road sweeping machine at short notice. Site management will be monitoring conditions outside the site regularly during periods of material movement.

(xii) Management of associated waste generated during construction process

We will follow the waste management hierarchy with all materials on site, and ensure we work in a manner that prevents creating unnecessary waste.

(xiii) Measures to Control Dust Emissions

Cement, sand, fine aggregates and other fine powders are sealed after use and stored in enclosed containers or silos. Some materials will be kept damp to reduce the risk of drying out.

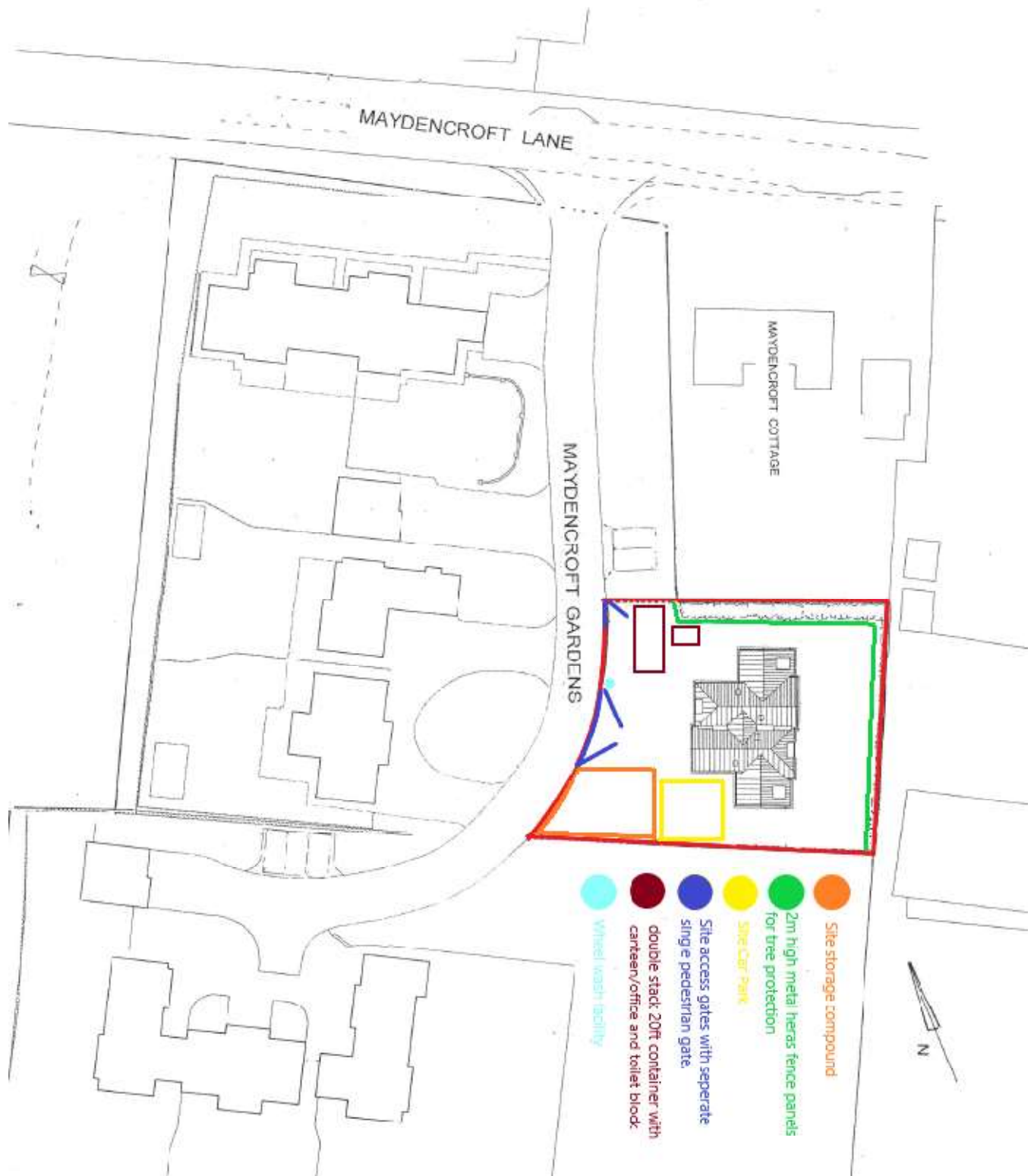
Full HSE recommended dust control measures can be found in *Appendix 1*.

Appendix 1 - Dust control measures

Task	Eliminate or limit the dust by:	Control the dust by using:
Cutting concrete kerbs, blocks and paving with a cut-off saw	■ Limiting the number of cuts during design/layout ■ Using lower energy equipment like block splitters ■ Getting material cut off site and delivered	■ Water suppression and ■ RPE* with an APF of 20
Chasing concrete and raking mortar	■ Limiting the need for chasing at the design/layout stage ■ Using a work method that limits/does not need chasing, like over-covering cables	■ On-tool extraction using an H or M Class extraction unit and ■ RPE* with an APF of 20 – consider powered RPE for longer duration work
Cutting roofing tiles with a cut-off saw	■ Hand cutting natural/fibre cement slates and other tiles where possible ■ Using ½ and 1½ tiles ■ Correct setting out/design ■ Minimising valleys/using dry valleys	■ Water suppression and ■ A dedicated cutting area with scaffold board protection and ■ RPE* with an APF of 20
Scabbling or grinding with hand-held tools	■ Specifying architectural finishes that do not need scabbling ■ Using (ultra) high-pressure water jetting ■ Using chemical retarders and pressure washing ■ Casting in proprietary joint formers, eg mesh formwork	■ Where possible use on-tool extraction using an H or M Class extraction unit and ■ RPE* with an APF of 20
Short-duration drilling totalling 15–30 minutes with hand-held rotary power tools	■ Limiting the number of holes during design/planning ■ Using direct fastening or screws	■ Where possible use equipment that stops dust getting into the air. The larger the holes the better this needs to be. Options range from: – drilling through a dust 'collector' or using cordless extraction attached to the drill (for smaller drill bits) or – on-tool extraction using an H or M Class extraction unit ■ Otherwise use RPE* with an APF of 20
Drilling holes with hand-held rotary power tools as a 'main activity'	■ Limiting the number of holes during design/planning ■ Using direct fastening or screws	■ Where possible on-tool extraction using an H or M Class extraction unit and ■ RPE* with an APF of 20
Dry coring	■ Limiting the number of holes during design/planning	■ On-tool extraction using an H or M Class extraction unit ■ Longer duration work (ie over 15–30 minutes accumulated time over the day) will also need RPE.* Use an APF of 20
Wet coring	■ Limiting the number of holes during design/planning	■ Water suppression ■ Long periods of wet coring in enclosed spaces will also need RPE.* Use an APF of 20
Using a hand-held breaker in enclosed spaces with limited ventilation	■ Limiting the amount of breaking during design/planning stage ■ Bursting, crushing, cutting, sawing or other techniques ■ Remote controlled demolition ■ Hydrodemolition	■ On-tool extraction using an H or M Class extraction unit and ■ RPE* with an APF of 20

Task	Eliminate or limit the dust by:	Control the dust by using:
Abrasive pressure blasting	■ Using a different method of work like (ultra) high-pressure water jetting ■ Using 'silica free' abrasive material	■ Wet or vacuum blasting and ■ RPE* will depend on silica content of building materials, blasting equipment and length of work: – In most instances use RPE with an APF of 40 – Use RPE with an APF of 20 for lower risk work (including the 'potman' nearby) ■ Shrouds or screens to contain the flying abrasive ■ Certain restricted/enclosed working places may also need general mechanical ventilation
Soft strip demolition	■ Carefully planning the work ■ Limiting the number of people that need to be in the work area ■ Screening off areas to prevent dust spreading	■ Use water suppression or on-tool extraction for those tasks where it is possible and ■ RPE* with an APF of 20 – consider powered RPE for longer duration work ■ Enclosed spaces may also need general mechanical ventilation to remove dusty air
Removing small rubble, dust and debris	■ Limiting waste materials during design/ planning ■ Considering where waste material is created and how frequently it needs removing ■ Using the correct dust controls when making rubble/debris	■ Damping down and using a brush, shovel and bucket for minor/small 'one-off' amounts Or for regular removal/site cleaning: ■ Water spray for damping down ■ Rake, shovel and bucket/wheelbarrow to remove larger pieces ■ Covered chutes and skips where needed ■ Vacuum attachments fitted to an H or M Class extraction unit ■ RPE* with an APF of 20 depending upon location, duration and type of work
Cutting wood with power tools	■ Using a less toxic wood† ■ Ordering pre-cut materials ■ Using dedicated cutting areas to minimise spread	■ On-tool extraction using an H or M Class extraction unit ■ Longer duration work (ie over 15–30 minutes accumulated time over the day) will also need RPE† suitable for the wood dust – particularly in enclosed spaces
Sanding wood with power tools	■ Using a less toxic wood† ■ Using 'pre-finished' materials	■ On-tool extraction using an H or M Class extraction unit and ■ RPE† suitable for the wood dust in most situations
Sanding plasterboard jointing	■ Using other finishes/systems	■ On-tool extraction using an H, M, or L Class extraction unit

Appendix 2 - 18-131-PC1 Rev A Construction Management Site Plan



Appendix 3- Phasing Plan

Please see separate build programme included.