



CONSTRUCTION MANAGEMENT PLAN

Project	Erection of pavilion and subsequent demolition of existing pavilion building
Planning Application	24/00207/FP
Principal Designer	Simon Knight Architects 7 French Row, St Albans, Herts, AL3 5DU
Principal Contractor	Parrott Construction Ltd 1 Singer Way, Woburn Road Industrial Estate, Kempston, Bedford, MK42 7AW
Local Authority	North Herts Council
Contract Period	Approx 12 months

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1. Introduction

This Construction Management Plan identifies specific best practice standards and procedures to minimise the impact of all construction activities both on and off site on the wider environment and how the impacts highlighted within this CMP will be mitigated and managed. This CMP is a live document and is subject to amendments as the development progresses.

Prior to any works commencing, all adjacent residents to the site will be notified and provided with details of who to contact if they have any queries or complaints during the construction.

2. Contact Details

Site Address	Pirton Pavilion Pirton Recreation Ground 19 Walnut Tree Road Pirton Hitchin SG5 3PX
CMP Producer	Parrott Construction Ltd 1 Singer Way, Woburn Road Industrial Estate, Kempston, Bedford, MK42 7AW
Contact	Office
Telephone	
Email	
Project Manager	Parrott Construction Ltd 1 Singer Way, Woburn Road Industrial Estate, Kempston, Bedford, MK42 7AW
Contact	Kelvin Clarke
Telephone	
Email	
Site Manager Community Liaison Complaints Management	Parrott Construction Ltd 1 Singer Way, Woburn Road Industrial Estate, Kempston, Bedford, MK42 7AW
Contact	Anthony Parr
Telephone	
Email	
Client	Pirton Parish Council 36 Healthfield Road Hitchin SG5 1TB

3. Site Information

a. Description of Site

The site is located off Walnut Tree Road, Pirton, Hitchin, SG5 3PX. The recreation ground is always fully accessible to the public, it is used for football, tennis, cricket, other sports, walking and dog walking, and general use by adults, families and children. There is a children's play area and zip wire to the south of the site location. The rec is well used at all times of the day and into the evenings.

b. Main Issues and Challenges

Issue/Challenge	Action
Site Security	Prior to commencement the site will be securely fenced and prominently signed-
Existing Pavilion	Will remain in use throughout the works, separation from working area to be rigidly enforced
Entrance 19 Walnut Tree Road	Kept clear for residents at all times
Access Road	Is in poor condition, in private ownership, the parish council have full unrestricted rights of use. It is a public right of way giving access to the recreation ground for foot, cycle and vehicular traffic and will remain in use throughout the works. Access to be maintained at all times for refuse and delivery vehicles including brewery deliveries.
Public Footpath	Runs from Walnut Tree Road through Cotman End into the Recreation ground in the northwest corner then along the northern boundary to the Rec and beyond. This is a busy path so is to be kept open at all times and segregated from the works and the contractor's compound.
Parking Area	Access to the parking area south of the site is to be maintained at all times.
Existing Services	Diversions and relocation of any affected apparatus are to be actioned prior to commencement.
Peak School Times	Construction related traffic will be restricted during peak school times (between the hours of 8.30am to 9.30am and 2.30pm – 3.30pm) in order to minimise congestion.
Deliveries	Due to site constraints all deliveries, plant, materials etc will be on scheduled timed deliveries and in small loads wherever possible. Any deliveries to be met on highway by competent banksman and escorted on and off site.

c. Site Location Plan

The site is located off Walnut Tree Road, Pirton, Hitchin, SG5 3PX.



d. Programme

We anticipate the works on site will commence in March 2025 and completion will be late 2025.

e. Working Hours

- No construction work shall take place before 8am or after 6pm Monday to Friday, or before 8am or after 1pm on Saturdays, or any time on Sundays or Bank Holidays.
- The only exceptions to the working hours would be in the incidence of an emergency or where expressly agreed with the local planning authority.
- These conditions are imposed on contractors at enquiry stage, enforced at pre-order meetings and again stressed to individuals at site induction.
- We will liaise with our neighbours affected by large deliveries with regards to timing of the same.

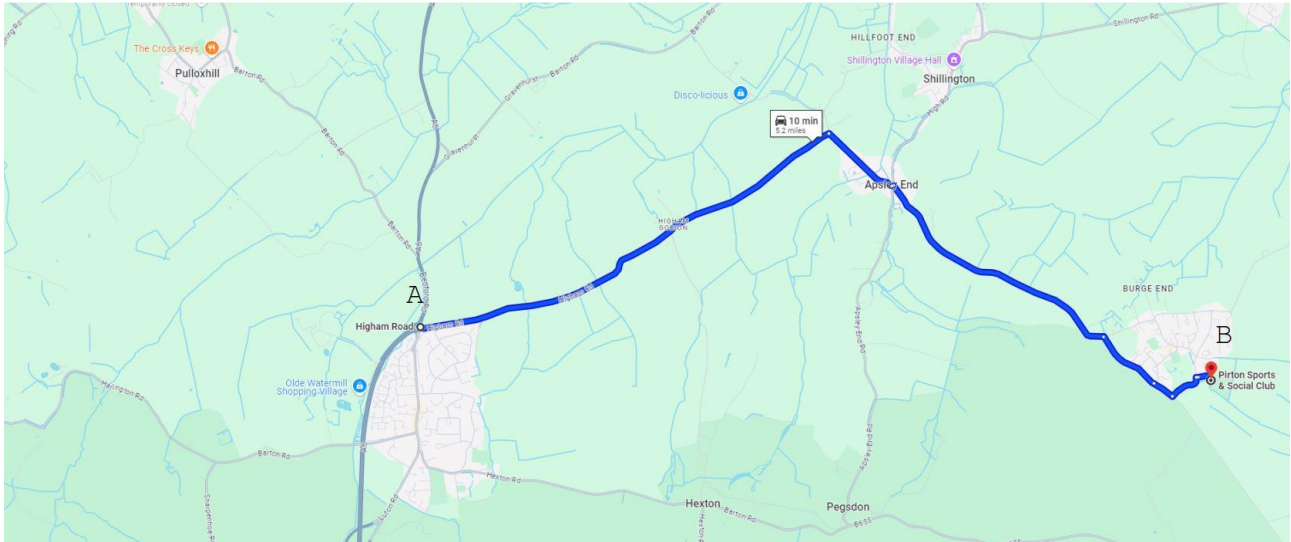
4. Site Access and Construction Vehicle Routing

Consideration has been given to the approach and departure route from the site in order to minimise the impact on all major cycle routes, schools, weight restrictions, low bridges and narrow roads.

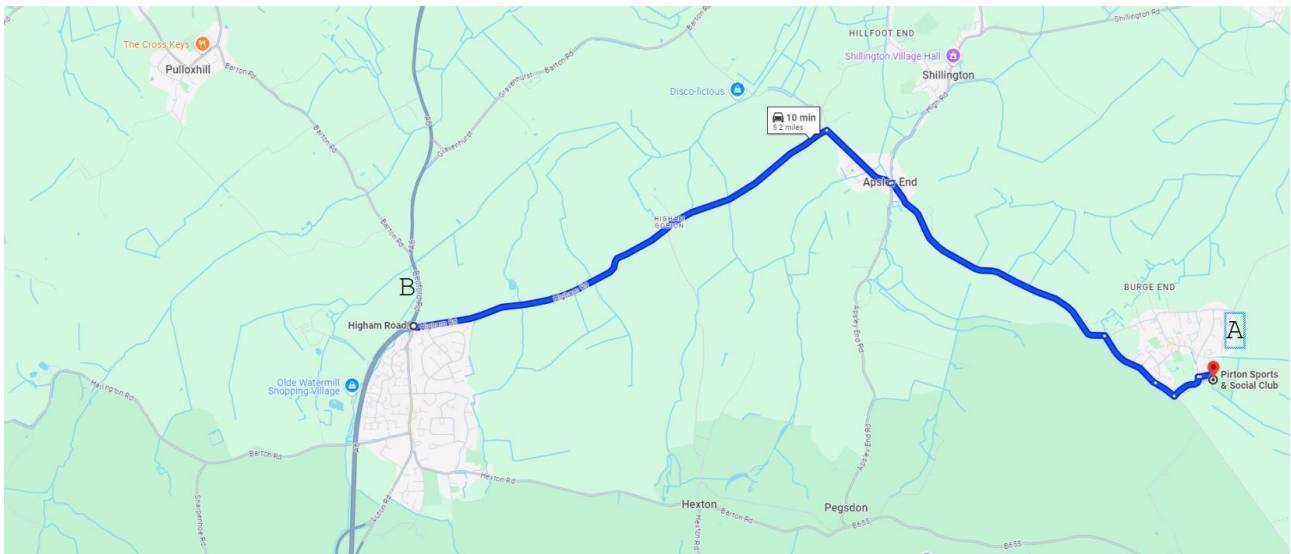
The approach and departure routes will be confirmed to the whole supply chain at pre-tender, on all orders and pre-start meetings.

Maps showing approach and departure routes from the site to the local road network are shown as below.

Approach Route from A6 to site:



Departure Route from site to A6:



PHASE 1



Client	Researchville City Council/Parrotts	Est.	1700
Address	10000 Researchville Rd.	City	CA
SITE LOGISTICS PLAN Parrotts Construction Project: Piton Recreation Ground 15 Walnut Tree Rd Piton, MA 01061 500 SPK Phase: Erection of New Pavilion building (PHASE 1) Owner: SITE LOGISTICS PLAN (PHASE 1) Project No: NTS Date: AUGUST 2024 Project Manager: ML Scale: 1" = 30' 0" Sheet: 02-1037 of 0201			

PHASE 2

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6. Delivery Schedule

A delivery schedule will be created for the project. The schedule will be updated daily by Site Management, this will ensure delivery vehicles are not waiting on the public highway.

7. Construction Vehicles & Sizes

7.1 Vehicles Anticipated:

- Tradesman vehicles, average of 3 vehicles per day with parking on site.
- Skip lorries anticipated 1 per month
- Site set up – 3 no. plant lorries
- Foundations
 - Muck away 15 lorries
 - Concrete 15 lorries
- Materials – average of 2 lorries per week on rigid lorry with HIAB offload.

7.2 Local Road Network

Given the relatively small size of the site, it is considered that the local road network will be readily able to accommodate the small number of additional vehicles during construction on site.

7.3 Abnormal Loads

There are currently no abnormal loads proposed as part of the proposed works. Should access for abnormal/wide loads be confirmed, prior notification will be given to the highway authority.

8. Wheel Washing/Road Cleanliness

- The works will be constructed in such a manner to avoid any road vehicles driving on exposed ground.
- The hard surfaced areas will be kept clean for delivery vehicles.
- Measures to be available for dealing with vehicles that may have collected mud to include:
 - Any cleaning down of vehicle tyres to remove mud deposits will be restricted to the dedicated wheel wash facility as shown on the site set up plan. Run off and waste material will be diverted away from the public highway and watercourses via temporary on-site drainage measures.
 - Road suction sweeper will be available on call off to deal with public roads in the unlikely event of deposits occurring.
 - With a project of this nature, it is considered that vehicles should not need cleaning facilities most of the time, but washing will be provided as a precaution and used as required.

9. Noise Mitigation

Compressors to be fitted with properly lined and sealed acoustic covers, which should be kept closer whenever in use. Pneumatic percussive tools to be fitted with mufflers or silencers of the type recommended by manufacturers.

Machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum.

Care should be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce impact noise.

As far as reasonably practicable fixed items of construction plant should be electrically powered in preference to diesel or petrol driven.

10. Air Quality

Remove materials that have a potential to produce dust from site as soon as possible unless being re-used on site. If being re-used on site cover as described below.

Keep site fencing, barriers and scaffolding clean when using wet methods.

Ensure all vehicles switch off engines when stationary – no idling vehicles.

All skips to be covered.

11. Dust Management

The surface of the site shall be kept clean and maintained in a good state of repair to minimise dust and mud deposition.

The Parrott Site representative will assess weather conditions on a daily basis to enable decisions concerning damping down of the surface of the site to be made. In particular Parrott will monitor for drier than normal periods which coincide with significantly windy days in order to take advanced corrective action to suppress dust from the site.

All topsoil piles will be kept low to minimise wind whip.

The soil heaps will be dampened should monitoring of the weather conditions indicate that corrective dampening measures be required.

12. Community Engagement

Prior to commencement, during the works and upon completion we will have regular contact with surrounding properties. We will carry out a letter drop prior to commencement detailing:

- Works we are carrying out
- Approximate duration of the works
- Contact details, for communications, complaints and praise

13. Environmental Matters

All works will be carried out in compliance with our Management System which is certified to BS14001.