

McCarthy & Stone Retirement Lifestyles
Cleckheaton
Construction Environmental Management Plan

Construction Site Management

Temporary traffic management measure	It is anticipated that all Deliveries will come via the A638 Bradford Road, Horncastle Street then onto Serpentine Road. All vehicles will enter and exit via the entrance that already exists through the metal double gates. Site will create a zone on site to allow for vehicles to enter in to a holding area and prevent blocking up Serpentine Road. In the unlikely event that delivery vehicles are unable to get on to site, the site management team will carry out a controlled delivery using on site supervision ensuring traffic measures are in place and adequate supervision is provided. This will be coordinated and managed via the construction team.
Wheel washing facilities	Loaded/unloaded, all vehicles will be inspected by the Vehicle Banksman to determine if cleaning is required. The wheel washing facility will consist of a Hose & Lance located within the entrance / exit to site, this area may be drained via a catch pit for excess spoil removal. The public highway will be regularly inspected and if required a mechanical road sweeper will be employed to ensure that the highway is maintained in a clean and safe condition.
The parking of vehicles of site operatives and visitors	Site operatives and visitors will use the car parking spaces on site and off street parking where able to do so. Parking is not permitted along Serpentine Road, any contractors and visitors parked on Serpentine Road and not under managed circumstances, I.e. controlled deliveries will be instructed to move.
Arrangement for turning vehicles	All vehicles entering onto site will be supervised by suitably trained banksmen and no vehicles will be allowed to park outside unless it is being supervised while another delivery is being unloaded.
Storage of plant and materials used in constructing the development	Plant and materials will be securely stored on site in designated storage areas. Materials will be delivered as required in order to minimise the quantity stored on site.
A scheme for recycling and disposing of waste as a result of demolition and construction works	In line with current legislation a Site Waste Management Plan (SWMP) will be produced prior to works commencing on site. All waste transfers will be supported by the correct document (a Controlled waste transfer note) for non-hazardous waste. Waste materials will be segregated on site and loaded into specific containment located in a designated area.
Hours of operation	The site will operate between the hours of 07.30– 18:00 Mon-Fri and 08:00 – 13:00 Sat.

Proposed temporary traffic restrictions

Any temporary traffic restrictions required will be designed by a Highways consultant and Agreed with the relevant LA Department. Works will be carefully designed to minimise Inconvenience and disruption for all affected road users. Any works required to the footway or highways will be completed by a local council approved contractor under street works and 278 chapter 8, implementing alternative measure for pedestrians and vehicles.

Security & Environment

Communication plan for liaising with the public

All neighbouring properties will be advised of the proposed works by letter and be kept informed of progress once work commences by a quarterly letter.

Dust: Water bowsers and/or hosepipes with water spraying facilities will be provided to carry out dust suppression for any construction activities carried out during dry, windy conditions Likely to create visible dust emissions as and when applicable. The site manager will monitor all activities and damping down will be carried out as and when conditions dictate.

Noise & Vibration: Noise and vibration will be carefully considered at all stages of construction and in line with the best practice recommendations of the Considerate Constructors Scheme.

A tower crane will be used for the main lifting operations to reduce noisy vehicle movements and noise/vibration suppression will be implemented whenever reasonably practicable.

Light: Any task or security lighting will be carefully positioned to avoid causing any light pollution to neighbouring properties. This will include facing any light source away from on looking residential properties and avoiding PIR controlled lighting.

The erection and maintenance of security hoarding, including decorative displays and facilities for public viewing

All security hoarding, signs and displays will be designed, installed and maintained as defined under BS5975 Temporary Works. Where reasonably practicable public viewing panels will be incorporated into the hoarding design.

Construction management and programme

Site Meetings In addition the site will be visited regularly by a Contracts Manager and Construction Director. Monthly site meetings will be held to monitor Health & Safety, progress and quality. Additional weekly meetings will be held with all sub-contractors. Regular Health, Safety & Environmental Inspections will be carried out by independent advisors.

The site management team will consist of Site Manager,
Assistant Site Manager
Material & Plant Controller
Ganger
Banksmen.

McCarthy and Stone have extensive experience in successfully completing developments in Sensitive areas with similar access restrictions. We pride ourselves in integrating with the local community and actively promote their involvement and feedback. We are confident that Through appropriate consultation a suitable solution can be formulated and agreed.

Indicative Construction Delivery Phases

Phase 1 – Demolition – March/April 6 weeks

Phase 2 – Boundary works to follow on from Demolition- 6 Weeks

Phase 3 – Ground works to follow Boundary works- 8 weeks

Phase 4 – Superstructure Works – 15 weeks

Phase 5 – Roof Works – 6 weeks

The overall construction programme is forecasted lasting for 15 Months from starting Demolition Works

It is anticipated that there will be a minimum of 20 Deliveries per week which will include Rigid & articulated vehicles. These will be managed by the Site Management Team.