



CONSTRUCTION MANAGEMENT PLAN

FOR

NEW SEND UNIT

AT

RADSTOCK PRIMARY SCHOOL

RADSTOCK LANE

EARLEY

BERKSHIRE

RG6 5UZ

APPLICATION NO 250101



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General

This document, the Construction Management Plan (CMP) has been developed to avoid, minimise or mitigate any construction effects on the surrounding community.

This document has been prepared to support the approved planning application (with conditions)
Application 250101

The document will be treated as a 'living' document with reviews being undertaken at pre-determined intervals and data added as appropriate. The measures identified in the CMP should be;

- Viewed as mandatory and common practice on site
- Embedded within the company's policies and site procedures

The purpose of the adopted CMP is to:

- Identify stakeholder requirements
- Ensure compliance with current legislation
- Effectively minimise any potential adverse environmental effects during construction.
- Manage traffic to and from the site to minimise disruption during construction.

Description of the Works

Construction of a new detached single storey building to provide a Special Education Needs (SEN) facility with playground and canopy, plus associated plant room and sprinkler tank, parking, landscaping and associated footpaths with crossing for pedestrians.

Location of Works:

The works will take place at:

Radstock Primary School

Radstock Lane
Earley
Reading
RG6 5UZ

Construction Programme and Work Schedule

The construction programme is yet to be agreed, approx. May 2025 to October 2025

The on-site working hours at the site will be:

- Monday to Friday 07:30am – 17:00pm
- Saturday 08:30am – 13:00pm
- No Sunday Working

It is assumed due to local neighbouring community no noisy works before 8am.

Protection of Trees

Protection of Trees and roots in form of protective fencing as highlighted by the tree protection plan and planning drawing 240131-20-002

General

Specific management proposal included in the CMP are developed relating to the following topics;

1. Construction Management
2. Site Access and Establishment
3. Construction Traffic Management - Parking of Vehicles and Un/loading Plant and Materials
4. Wheel Washing Facilities
5. Boundary Fencing / Security hoarding
6. Site Signage
7. Site Housekeeping
8. Water quality and drainage
9. Noise Control
10. Dust, Dirt and Smoke Control
11. Fuels and Oils Control
12. Foundation and Spoil
13. Asbestos
14. Transport
15. Waste Management and Recycling
16. Communication
17. Review

1. Construction Management

All works will be carefully planned and carried out in a way that prevents danger to all parties by practitioners with the relevant skills, knowledge and experience to undertake the works.

`Method Statements & Risk Assessments` will be produced for safe systems of work. These will be kept on site for review and updating.

Site Inductions, H&S Training, including Tool box talks will take place regularly to ensure the safety of the site and its staff and visitors.

Construction design have and will be developed to minimise the amount of construction deliveries. Noise and dust reducing practices will be implemented along with other construction techniques aimed at reducing the environmental impact of the development during construction ensuring the health and safety and welfare of all operatives and third parties directly affected by the works.

2. Site Access and Establishment

Access to the site will be via Radstock Lane. The access to the CTS compound and area of works will be separate from the Main School to alleviate traffic to the school site.

Facilities will be established to minimise risk to the site and promote efficient use of resources;

- Temporary protective fencing will be erected to segregate the working area.
- Trackway will be installed to grassed area to minimise vehicle damage
- Temporary offices and welfare facilities will be installed in our compound.

- Secure storage of equipment and materials will be set up and managed by the site team
- Waste segregation areas will be established.
- Vehicle turning areas will be set up and managed
- No external temporary lighting will be permitted as part of the development unless approved by the local planning authority.

3. Construction Traffic Management - Parking of Vehicles and Un/Unloading Plant and Materials

There are periods of congestion to this busy school & local community.

CTS staff, subcontractors and visitors will be parked within the CTS designated parking area or compound.

Construction Traffic into site is at agreed timings only to alleviate site traffic. Access routes for delivery and loading/unloading will be set up.

All delivery drivers to telephone the site manager before entering site to stop any conjecture.

Site deliveries; – after 9am, before 2.30pm, after 4pm.

Upon entering the site, the CTS banks man will direct the vehicle to the compound area, where the vehicle will be loaded or unloaded, ensuring no risk staff or visitors.

Maximum speed limit of 5mph at all times.

Banksman will assist with the vehicle leaving site, making sure footpath and road is clear.

All banks man are competent and trained and will see all vehicles in and out of site.

Vehicles will not be permitted to queue at the entrance of the site for any significant period of time.

Emergency exits and the bus stop will be kept clear at all times.

CTS operatives will be considerate of vehicle capacity

- Vehicle traffic is via a banks man only.
- Parking is only available in designated areas identified on the Site Set-up Plan.
- Vehicles will not be permitted to queue at the entrance of the site for significant periods of time.
- Ensure that deliveries are programmed (if required) to arrive / depart within the time parameters stipulated in the contract specification.

4. Wheel Washing Facilities

- Manual jet wash station will be installed to ensure no dirt and debris spill onto the roads.
- The wash station will be positioned at the site exit to maximize effectiveness. Refer to the proposed site set up plan showing location.
- Vehicles bringing direct into the compound will require 'wheel washing' as they leave.

5. Boundary Fencing / Security hoarding

The construction boundary will be fenced using heras fencing as necessary for security, to prevent access to the building site, windblown litter or waste from polluting the wider environment.

Fencing will also protect the tree boundaries.

The access to the compound will be via gates, which will remain locked to prevent any unauthorised access. The site will be locked daily to ensure no access to secure compound.

Secure fencing around plant storage areas; all equipment to be immobilized or locked when not in use.

6. Site Signage

Signs will be erected on the entrance of the site to advise all drivers to phone the site manager before attempting to access the site. A banksman will walk the vehicle to the CTS compound to protect any local pedestrian activity.

Within the staff office a notice board will display all relevant Health and Safety Literature, including the Notification of Project (known as the F10). The companies Employers & Public Liability Insurance Certificates, Fire and First Aid notices and any mandatory safety signage and general information.

Signage around the site and attached to the fencing will include site safety signage, access numbers, muster point, construction areas and corporate signage.

7. Site Housekeeping

A 'good housekeeping' policy will be adopted across the site. This will include the following requirements;

- No fires and No smoking on site
- Considerate behaviour of all staff
- Maintenance of welfare facilities
- Removal of waste at regular intervals
- Removal of all tools to storage facilities
- Safety Inspections
- Required PPE will be worn and maintained
- The Contractor shall adopt the principles of 'A tidy site is a safe site'.
- CTS Full Site Rules Apply

8. Water Quality and Drainage

Good construction management practices shall apply to reduce the risk of accidental discharge of pollutants or contamination of ground water.

- Drainage during the construction phase will use the permanent drainage system where possible.
- We will be considerate in the use of water to ensure minimal water is used during construction.

9. Noise Control

Best practicable means will be employed to minimise noise levels during construction and as per agreed planning requirements.

The following measures will be used where appropriate:

- Hydraulic plant will be used in preference to pneumatic plant where possible
- Plant and equipment will be maintained in good working order and fitted with silencers and acoustic panels where appropriate.
- All plant will be shut down or throttled back between period of use.
- All site generators, equipment and machinery shall not exceed specified noise levels when operating.
- Noise protection screens to be installed if required.

10. Dust, Dirt and Smoke Control

All necessary and practicable measures to control dust emissions through good housekeeping and site operational practices shall be carried out including:

- Water sprays, mist cannons, or sprinklers will be used to suppress dust control when required.
- Work areas or components containing dust will be enclosed to prevent it from escaping through covering stockpiles, using sheeting and screening ensuring proper containment.
- Prevention of any wind-blown dust arising from storage mounds. Storage mounds shall be profiled to reduce erosion where the nature of the material could lead to it being rain washed or blown.
- Muck away will be collected regularly.
- Dust collection of drying cutting and grinding tools, tools shall be fitted with dust collection devices.
- Engine Idling; No construction plant or vehicle shall leave its engine running when not directly in use, except where the Project manager considers that there are operational or other reasons to justify an exception.

11. Fuels and Oils Control

- Any necessary fuel and oil will be stored in accordance with the Control of Pollution (Oil Storage) England Regulations 2001. Refuelling will only be undertaken in a designated area, designed to contain contaminated run off. Emergency spill kits are to be readily available.
- Emergency spill kits will be readily available and relevant personnel are trained in spill response and fire safety.
- Proper storage and lockable containers for valuable or hazardous items will be provided
- Storage areas will be well-ventilated and positioned away from ignition sources, school or any nearby buildings to prevent the buildup of flammable vapours.
- All storage containers with the type of fuel/oil or any hazard warnings will be clearly labelled with the display signs on doors indicating "No Smoking", "Highly Flammable" around storage areas.
- Storage area, tanks, containers will be regularly inspected for signs of wear, leaks, or damage and records of inspections and maintenance will be maintained for accountability and audits.
- Appropriate Fire extinguishers (Class B or foam for flammable liquids) will be placed near storage and handling areas.
- Site team will be aware of reporting procedures and following protocols for reporting and managing environmental incidents.

12. Foundations and Spoil

All necessary and practical measures will be put in place to control the spoil.

- Comprehensive survey of soils and soil types present.
- Keeping spoil storage periods as short as possible.
- Muck away will be collected regularly.
- Machinery to be wheel washed to ensure no spread of muck / soil.
- Concrete pouring to be sited at least 10m away from any watercourse and due to risk of run off.
- Wash water from concrete and cement works must never be discharged in a watercourse.

13. Asbestos

The Contractor will obtain current Asbestos Management plan and will undertake asbestos surveys once the design is finalised to ensure that asbestos is not disturbed when making connections to the existing buildings.

14. Transport

Road transport is a major source of local air and noise pollution and contributes to carbon dioxide emissions.

- Opportunities to minimise construction traffic will be considered
- Vehicle sharing to be in place where appropriate
- All vehicles used on site to be serviced in accordance with the Manufacturers recommendations.
- Vehicles and emissions to meet the latest emission regulations

15. Waste Management and Recycling

All waste is to be disposed of by authorised carriers only;

- CTS Registration Number CBDU65688
- Dedicated bins, skips and containers will be labelled for different waste types to facilitate proper handling
- Waste to be segregated for disposal, recycling, muck away.
- Waste to be covered or watered as required to ensure no blown litter / dust.
- Food waste to be discarded in secure bins.
- Skip companies to filter 99% of all waste for further recycling

Any specialist waste (hazardous substances) will be removed by a certified specialist.

16. Communication

The formal project meetings shall be held on a routine basis, with the attendees including the Client, School Representative, Employers Agent and Principal Designer and the Principal Contractor. Formal minutes and an Action List shall be prepared and issued to an agreed distribution list.

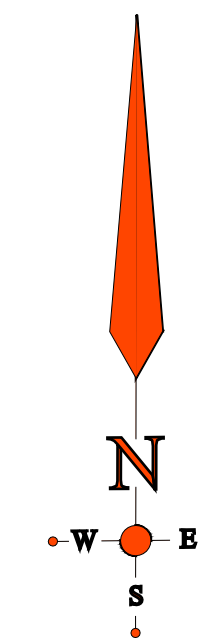
Throughout the works we will maintain a high level of liaison and communication with all the parties, internal communication will include regular progress meetings, which will cover:

- Progress Reports
- Key Orders Placed

- Sub Contracted Works
- Non-Conformance
- Visits by external bodies and feedback
- Construction Traffic
- Pictures of Works

17. Review

The Construction Management Plan will be monitored and reviewed regularly.



Site Setup Plan



NO Deliveries Allowed During Peak Traffic Periods To Be Defined Within The Construction Phase H&S Plan

FOR APPROVAL

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