



DEMOLITION & CONSTRUCTION MANAGEMENT PLAN

CTM Management Ltd
Revision 0

New Aldi Store, Pool Road, Newtown SY16 3AH

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1. Background

CTM Management Ltd., have produced this demolition and construction management plan to provide an outline to envisaged work practices and how they are to be managed while demolishing and constructing the new Aldi Store in Newtown.

2. Hours of Operation

The following hours of operation are proposed for the Works:

- Monday to Friday – 07:30 hours to 18:00 hours.
- Saturdays – 08:00 hours to 17:00 hours.
- Sundays and Public Holidays – No Work.

No work will occur outside of the hours nominated unless approval has been given by the Local Authority.

The following details will be applied to both the demolition and construction phase operations.

3. Dust

To control dust generation where necessary, water will be sprayed at the source of origin to prevent airborne dust particles migrating into the surrounding environment, where reasonably practicable.

This shall be undertaken (but not limited to) the control of emissions of dust and dirt during construction and measures to minimise dust generated from machinery.

4. Sheeting-over Construction Vehicles

Additional precautions that will be implemented during the Works include the covering of all haulage trucks with integral sheet covers. All trucks will be loaded to their prescribed weight limits, within the site boundary and will be covered with an integral cover sheet prior to exiting the Site.

5. Storage of plant and materials including compound locations

All site compound locations for various trade disciplines will be co-ordinated on site so that they are not in direct proximity to any sensitive receptors (i.e. housing; the public; pedestrians; environmental issues etc.).

This will also be implemented for the loading and unloading of plant and materials. These operations will only take place within the site's footprint. No loading and unloading will be undertaken off site.

See marked site plan for the compound areas. All will be constructed within the Aldi site.

6. Means of access for construction traffic

All construction traffic will access site from Pool Road. All construction traffic will be suitably supervised and controlled at all times.

Site traffic and deliveries will be informed not to enter the town centre and not to park on any surrounding roads.

7. Parking of Construction Vehicles

All operatives will undertake a site induction informing them of the site conditions and directing them not to park in and around the busy main streets and in resident parking areas close to site.

Where reasonably practicable, parking will be made on site and all construction traffic controlled via a banksman for safety and co-ordination.

8. Wheel Washing

Existing hard standings shall remain in place during the demolition phase to help prohibit site waste leaving site via vehicle wheels and give a good base to work from.

New stone hard standings will be formed early on in the programme to help prohibit soil leaving the site also, during the construction phase. All vehicles will be checked before leaving the site to ensure no spoil is on the wheels. It will be further backed up with wheel washing via an on-site high pressure water jetter.

External roads will be monitored daily for any spoil deposits and removed immediately on discovery. A road sweeper will be made available on stand-by should the need arise for additional road cleaning duties.

9. Measure to control noise levels during construction

Because of the nature of the site, its expected work scope and its location to local receptors, it is not anticipated that any operations being undertaken will generate sufficient nuisance noise over and above the first action level of 80 dB to the site perimeter.

Care will be taken to plan and control all noisy operations in line with the Control of Noise at Work Regulations 2005.

10. Site waste management and Duty of Care

All waste materials from site will be strictly controlled under the Duty of Care Act and will be subject to a site waste management plan which will comply with the Government's waste hierarchy regarding construction site waste, for example.: -

- Reduce the amount of waste produced.
- Re-use the material where possible.
- Recycle the material where possible.
- Recovery of any component parts or materials.
- Disposal as the last resort.

In line with Powys LDP DM15 we would look to do the following: -

Demolition Phase

Recover all metal roof cladding materials, including fascia and soffit assemblies for recycling. Where applicable, metal doors would also be recovered and any external metal signage cladding and support posts.

Any applicable metal street furniture will also be recovered along with the main steel supporting frame to all buildings.

Existing brick work and block work will also be recovered along with any ground bearing concrete slabs and foundations. If rebar is available, this will also be recovered.

Any existing stone aggregates under any hard-standing areas will also look to be recovered and re-used on site to limit the need to import further materials.

Construction Phase

Materials will be carefully ordered to minimise waste on site. Any timber pallets will be reviewed for re-use and/or recycling. 'CHEP' style pallets can and do get used by Aldi Stores, so all will be recovered.

We will ensure that all skip waste goes to a suitable waste transfer station to be better segregated and processed to limit any amounts that need to go to landfill.

Surplus materials on site will be collected and taken to the next available site for re-use.

11. Highways Works Outside of Site

All highways works will be undertaken to Chapter 8 standards, including all current legislative requirements.

Contractors working on the highway will be suitably experienced and qualified (i.e. working with Street Works accreditation) and shall be approved via the Local Highways Authority.

All works will be carried out strictly in accordance with any agreed plans with the Local Authority/Highways Authority (or other designated authority). These plans shall be submitted and agreed prior to any works being undertaken on the highway.

12. Site security fencing

Site fencing will consist of mesh based heras fence panels. These will be erected around all work areas and suitably braced and inspected as works proceed.

13. External lighting

Any external lighting for the site is expected to be placed on to the site cabins for safety access. If works require extra lighting, then a standard lighting tower will be used and light directed towards the working task and not to cause nuisance to others surrounding the site.

14. Pollution prevention

No skips for waste, concrete works, use of construction chemicals, materials storage, loading & unloading of vehicles, fueling etc., shall take place near any water courses.

If a pollution incident does occur, it must be reported to the Environment Agency (0800 80 70 60 – 24 hour help line). Their guidelines must be followed in all cases.

Bunded diesel bowsers shall be used on site and placed away from any sensitive receptors. Spill kits will be available for all to use on site.

All concrete works will have suitable wash out points and concrete residue captured for safe disposal, in line with current legislation.