

Plot 8 MTP – Pre-construction CMP

PROJECT

Mira Tech Park, Watling Street, Nuneaton, CV10 0TU

PREPARED FOR

ERI MTP Limited/Swanvale Developments



CS2 Limited

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CONSTRUCTION MANAGEMENT PLAN

PLOT 8



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RECORD OF ISSUE

Rev	Status	Author	Date	Reviewed	Date
00	Draft for comment	KH	29/06/26		

REVIEW AND APPROVAL BY SITE MANAGER

This document must be reviewed by the Site Manager prior to commencement to ensure it accurately reflects the work being undertaken on site. Further reviews may also be required due to other events, such as changes in legislation, prevailing site conditions or any change to working practices. Reviews are to be carried out weekly, or in timely response to an event, and any updates recorded. No variation to this statement may be agreed without written consent of the client and the local authority.

DECLARATION BY SITE MANAGER

I confirm I have read and reviewed this document and will update and / or amend as required to suit my method of working and traffic management on site.

Rev	Name of Site Manager	Contact No.	Signed	Date
00	TBC			



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Construction Method Statement

1.0 Site Description

Currently the site is open land which requires cut / fill earthworks to prepare for construction.

The site location is Mira Technology Park, Watling Street, Nuneaton, Warwickshire, CV10 0TU

2.0 Scope of Works

The project consists of filling in two existing attenuation ponds, the creation of two attenuation ponds and an ecology pond, cut and fill to formation in preparation for the construction of Plot 8.

The following summarises the sequence of activities:

- Mobilise and site set up
- Pre-start inductions, briefings, checks and inspections
- Assess and set up work areas, fencing (including hedgerow protection) and traffic routes
- Confirm status of existing services and features, identify, and protect as required
- Install security fence and security measures
- Complete pond works
- Strip topsoil and stockpile for re-use, move surplus where necessary to adjacent site within Mira grounds
- Cut & fill earthworks to required levels
- Supervision of civil engineering contractor
- Design supply and install new building and hardstanding to Plot 8.
- Demobilise from site

Means of access and routing of construction traffic

Site access will be gained via Mira Drive at Mira Technology Park accessed off the A5 Watling Street as shown in figure 1.

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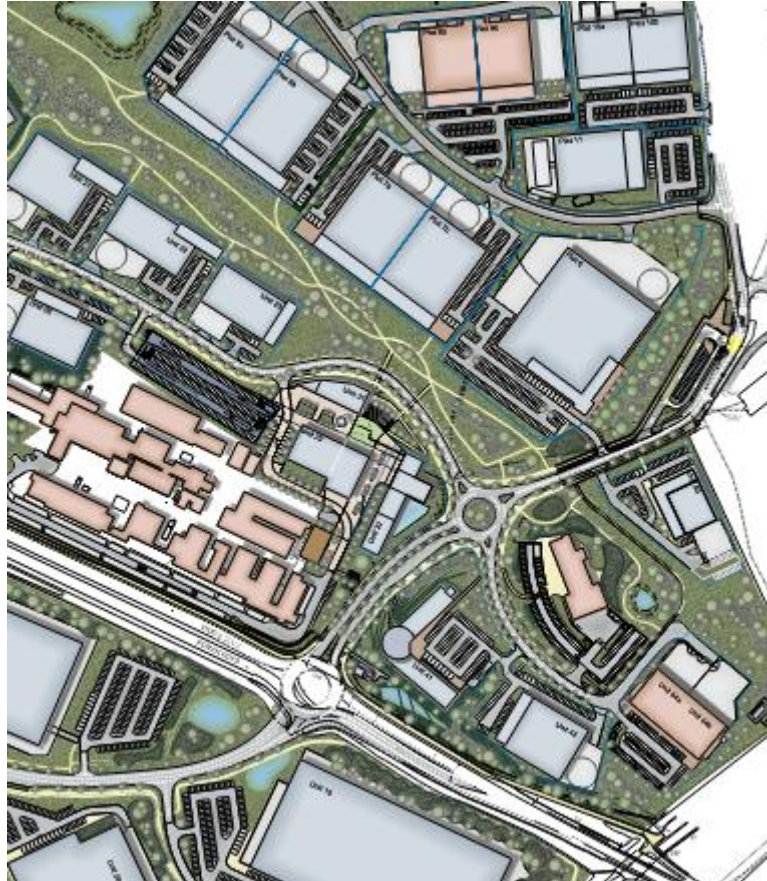


Figure 1

Figure 2 below shows the location of the existing haulage road access off Mira Drive (from the construction of Plot 9) as well as the existing welfare area which will be reused for Plot 8. The access points will be clearly sign posted to prevent deliveries mistakenly going to other parts of the estate. Site traffic must give way to any traffic serving / leaving the site. The access points to site will be controlled by utilising a Double Gate System which allows vehicles to enter a controlled holding zone directly from the public highway. There will be no vehicles permitted to wait on the highway including all associated plant.

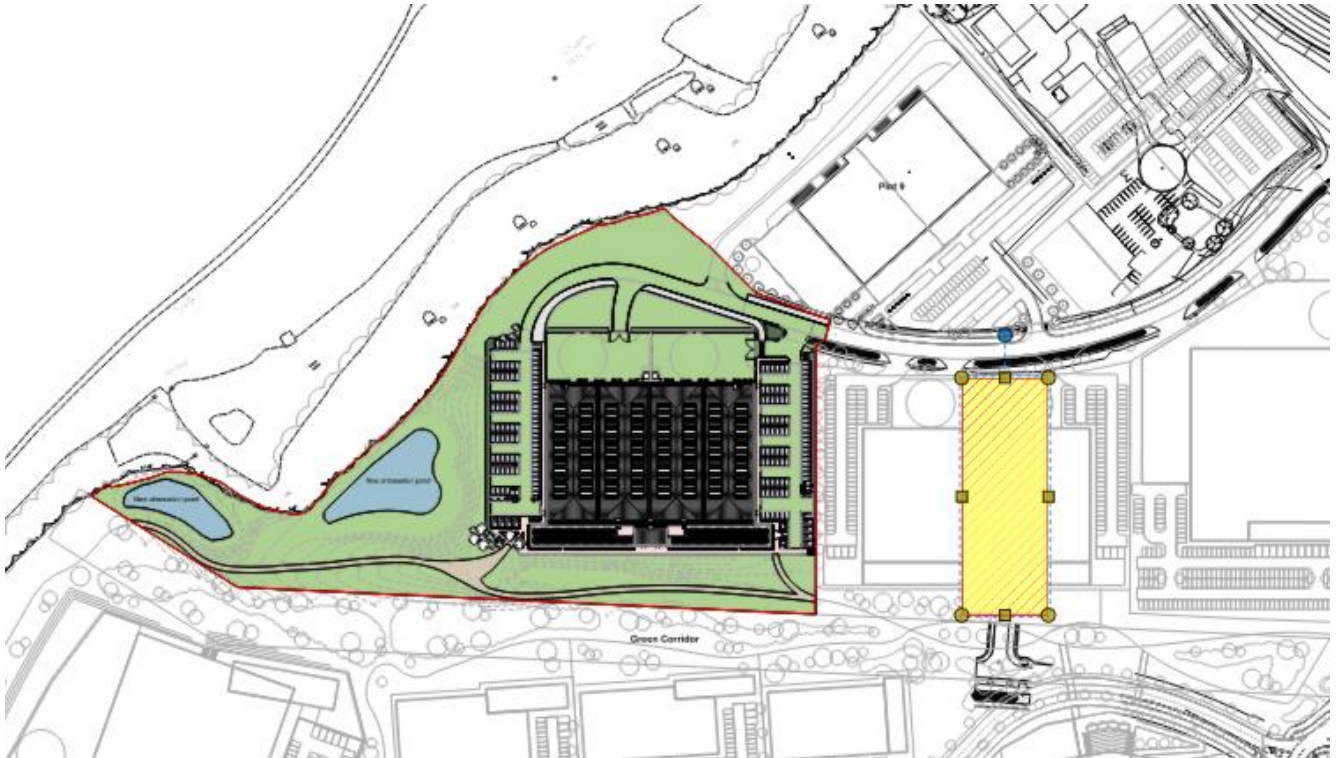


Figure 2 – location of existing haul road and site compound marked in yellow.

Access via Mira Drive

An experienced banksman wearing high visibility clothing will be posted at the site access points when required to protect pedestrians and supervise vehicular access. Parking provision for site operatives and visitors. As confirmed above parking for all site operatives and visitors will be provided within the site compound on site; no vehicles will be allowed to park on the public highway or access road.

The erection and maintenance of security fencing

The site will be made secure by installing either the permanent palisade fencing or temporary Heras fencing to the North and West boundaries. These will be checked each day by the site manager

Pre-Construction Information (PCI)

The following information has been extracted from HSE publication L153 which provides guidance on the legal requirements for CDM 2015:

Pre-construction information provides a basis for the preparation of the construction phase plan and is defined as information about the project that is already in the Client's possession

or which is reasonably obtainable by or on behalf of the Client. The information must:

- be relevant to the project works
- have the appropriate level of detail
- be proportionate given the health and safety risks involved

Pre-construction information should be gathered and added to, if necessary, to reflect the health and safety risks and how they should be managed. Preliminary information gathered at the start of the project is unlikely to be sufficient.

The information should be in a convenient form and be clear, concise and easily understandable to help other duty holders involved in the project to carry out their duties.

Under CDM 2015, the Client has the main duty for providing pre-construction information. PCI should be provided to the Principal Contractor in advance of the Construction Phase Plan being compiled.

As a guide, the following information (with examples), where applicable, would be expected to be part of the Pre-Construction Information that is typically required for works carried out by the Principal Contractor, although this is not exhaustive:

- Ground conditions - site investigation, UXO surveys
- Existing services - utility plans, sub-scan surveys, disconnections
- Surveys - topography, structural
- Specific risks - hazardous materials, asbestos reports
- Ecological reports – surveys, impact assessments, constraints, mitigation requirements
- Other relevant conditions - planning constraints, Client requirements

The Principal Contractor must develop, manage and monitor the Construction Phase Plan and coordinate construction work during the construction phase.

Pre-Commencement Notices and Activities

Prior to the construction phase, notices to the relevant authorities will be made, activities carried out and information provided to the appointed Principal Contractor. The responsible duty holder is shown in brackets (Note: 'Client' also refers to their appointed Principal Designer where applicable).

- F10 notification of project to HSE (Client). A copy must be displayed on site
- Local Authority Planning Officer / Discharge of Planning Conditions (Client)
- Notification to local police and fire brigade if applicable (Client)

- Communication with Statutory Utility Service Providers - notification of works, also enquiries.
- To determine any historic supplies into the site, even if now redundant (Client)
- Provide location plans, confirm status of utilities and services within and around the site that may affect or be affected by the works and undertake actions as required (Client).
- Any redundant PCB's or PCB Containing Equipment (e.g. substations, transformers) is to be destroyed or disposed of in accordance with legislation (Client / Asset owner).
- Arrange meeting on site if required, involving all relevant parties to verify assumptions and determine outstanding information regarding existing services. Contact names and numbers for utilities to be provided (Client).
- Notify owners and occupants of adjacent properties affected by the works (Client).
- Liaison or notification of works to adjacent property owners, i.e. adjacent farm and BCA Ltd (Client).

It is equally the duty of every contractor and their employees to exercise responsibility and avoid injury and risk to health for themselves, fellow workers and others that may be affected by their acts or omissions.

Accordingly, all employees at all levels must constantly consider the possible effects of their actions. Attention is particularly drawn to the following, which is not intended to be comprehensive:

1. Individual behaviour
2. Clear and open communication up and down the management line
3. Reporting danger and hazards
4. Safe operation of well-maintained plant, machinery and electrical equipment
5. Adequate supervision of construction activities & traffic routes
6. Safe methods of working and well understood method statements
7. Personal hygiene and welfare facilities
8. Correctly worn and well-maintained protective equipment
9. Safe manual handling
10. Promote a safe site - ALWAYS put SAFETY before PRODUCTION.

Responsibility for ensuring compliance with the requirements of the Health & Safety at Work Act on construction sites shall be in accordance with the Health & Safety Policy held in the site office on site.

At a site level the prime responsibility for implementing the Safety Policy Statement rests with the Site Manager, who will delegate such responsibilities and authority as may be required throughout the project to ensure safe working practices are applied.

Accident prevention will be a prime responsibility of site management, and they will be given assistance and the necessary technical advice on all matters relating to health and safety by Health and Safety advisor named in the Construction Phase Plan.

3.0 Control of dust from earthworks and construction activities

Potential activities creating dust

The main materials expected to be used on site are:

- Subbase and tarmac surfacing
- movement on site of existing topsoil and construction of bunds
- erection of fencing

Measures to control the emission of dust and dirt during construction

To prevent the creation and migration of dust the following procedures will be put into place:

- Stockpiled materials to be kept damp by turning over stockpiled materials using the excavator if required.
- Maintain haul roads with freshly tipped damp material if possible. Keep haul roads damped down on a regular basis to minimise dust.
- Suppress dust by dampening areas with water spray and managing surface run off as required.
- Reduce speed, particularly during dry spells.
- Undertake regular onsite inspection especially during potential activities creating dust listed above, to check that the measures in place to minimize emissions of dust beyond the boundary of the site are effective. This should involve monitoring the level of any dust emissions occurring, identify and record the implementation of any additional remedial measures necessary to reduce dust emission. A log of inspections undertaken and of any additional action taken should be retained by the contractor and made available to the client, its representatives and local planning authority as requested.

Wheel washing facilities

All vehicle wheels to be inspected and cleaned if required before leaving site, and if necessary, a hose used to clean wheels.

A road sweeper will be utilised to further clean the site roads and public highways if required.

Scheme for recycling/disposing of waste resulting from and construction works

Initially the site will be cleared of rubbish and debris to separate it from the vegetation as much as possible. The majority of this will be carried out by an excavator with grab attachment, selecting and picking up debris and placing directly into skips, with materials being segregated progressively into separate waste streams i.e. Wood, Green, Metal, General

Mud on Site Roads & Public Highways

The mitigation measures adopted to address this will be as follows:

- Haulage wagons to be sheeted. Dump trucks not to be overfilled.
- Tailboards to be secured.
- If any haulage off-site is required, vehicle wheels to be inspected and cleaned before leaving site. If necessary, a power wash will be used to clean wheels.
- Site roads will be kept clean by periodically scraping the surface.
- A road sweeper will be utilised to further clean the site roads and public highways if required.
- In the unlikely event the above measures do not prove effective, a traditional wheel wash facility will be installed however, this is not preferred as they mostly cause more problems than they solve.

Management of Silt and Surface Water

The mitigation measures adopted to address this will be as follows:

- Avoid excessive soil stripping - retain vegetation & topsoil within a stand-off zone of receptors for as long as possible.
- Form bunds to contain surface water or create drainage grips & channels / re-profile the ground to divert water to vegetated areas for natural dispersion, or divert to a sump area, emptied regularly to prevent overflow.
- Prevent surface run-off entering gullies & manholes.
- Avoid tracking or washing out next to drainage ditches, ponds or gullies.
- Reduce soils from being transferred to the roads by minimising the frequency of plant moving off & on roads.
- Monitor the weather forecast and consider the potential for wet weather.

4.0 Control of Noise

This management plan defines the measures to control and limit noise emissions and vibration levels, at adjacent residential properties and other sensitive receptors in the vicinity of the Project.

Best Practicable Means

BPM are defined as “reasonably practicable having regard among other things to local conditions and circumstances, to the current state of technical knowledge and to financial implications”.

Best Practicable Means (BPM) of noise control will be applied during construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors arising from construction activities.

The general principles of noise management are given below:

Control at source:

- Equipment – noise emissions limits for equipment brought to site.
- Equipment – method of directly controlling noise e.g. by retrofitting controls to plant and machinery.
- Equipment - indirect method of controlling noise e.g. acoustic screens.
- Equipment - indirect method of controlling noise e.g. benefits and practicality of using alternative construction methodology to achieve the objective e.g. hydro demolition as opposed to more conventional but noisier techniques; selection of quieter tools/machines; application of quieter processes if required.

Control across site by:

- Administrative and legislative control,
- Control of working hours,
- Control of delivery areas and times,
- Careful choice of compound location,
- Physically screening site,
- Control of noise via Contract specification of limits,
- Noise Monitoring, to check compliance with noise level limits, cessation of works until alternative method is found.

Many of the activities which generate noise can be mitigated to some degree by careful operation of machinery and use of tools. The appointed Contractor will be required to address such matters through site induction; toolbox talks and daily briefings.

Contractors will be required to consider mitigation:

- BPM as identified above, including:
 - Noise and vibration control at source: for example, the selection of quiet and low vibration equipment, review of construction methodology to consider quieter methods, location of equipment on site, control of working hours, the provision of acoustic enclosures and the use of less intrusive audible warnings such as broadband vehicle reversing alarms;

The recommendations of BS5228: 2009+A1:2014 'Code of practice for Noise and Vibration Control on Construction and Open Sites', will be implemented, together with the specific requirements of this management plan.

Consultation

The maintenance of good community relations is vital. Experience shows that construction noise has the potential to cause disturbance but can be tolerated if prior warning and explanation has been given to adjacent residents. In particular, advice regarding the nature of construction works, the duration of the works and mitigation measures to be implemented can help to reduce people's reaction to noise. Contractors will consult the adjacent farm and BCA Ltd regarding works and give them details of a responsible appointed person on site who will be able to deal with queries.

The normal hours of the site will be within the following times, and or as stipulated by local authority or planning conditions:

- Monday – Friday: 07:30 to 18:00hrs (restricted to daylight hours only)
- Saturday: 07:30 to 13:00hrs (not usually worked unless required)
- Sunday / Public Holidays: None

In any event, works on site will not exceed any that are stipulated by the Client or Planning Conditions.

Unless otherwise specified by the Local Authority, construction noise will be managed in accordance with BS 5228. The appointed contractor will be required to employ best practicable means to control noise levels as far as is reasonably possible.

Noise and vibration monitoring shall be undertaken where required by planning conditions, local authority requirements, a Section 61 consent, or where deemed necessary based on risk assessment.

Contact procedures will be put in place by the appointed contractor to facilitate reporting any site or security

issues.

Noise and Vibration Control Measures

In addition to specific requirements of the Local Authority, the Contractor will be required to adopt the following more specific measures:

Control measures

- The appointed contractor will be required to have noise monitoring procedures in place;
- Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions. The contractor will ensure that all plant complies with the relevant statutory requirements;
- HGV and site vehicles will be equipped with broadband, non-tonal reversing alarms;
- Compressor, generator and engine compartment doors will be kept closed and plant turned off when not in use;
- All pneumatic tools will be fitted with silencers/mufflers;
- Care would be taken when unloading vehicles to avoid un-necessary noise;
- The use of particularly noisy plant will be limited, i.e. avoiding use of particularly noisy plant early in the morning;
- Restrict the number of plant items in use at any one time;
- Plant maintenance operations will be undertaken at distance from noise-sensitive receptors;
- Reduce the speed of vehicle movements;
- Ensure that operations are designed to be undertaken with any directional noise emissions pointing away from noise-sensitive receptors;
- When replacing older plant, ensure that the quietest plant available is considered.
- Drop heights will be minimised when loading vehicles with rubble;
- Vehicles should be prohibited from waiting within the site with their engines running or alternatively, located in waiting areas away from sensitive receptors;
- Local hoarding, screens or barriers should be erected if required to shield particularly noisy activities;
- Temporary noise screens will be used to reduce noise from particularly noisy activities at sensitive receptors; and
- Hours of operation should be strictly enforced and any deviations other than those previously identified will be with the consent of the local authority.

Notifications

Occupiers of any adjacent properties will be informed by the Contractor up to 2 weeks in advance of any noisy works taking place, including the duration and likely noise and vibration effects.

Noise Assessments

Individual noise assessments will be carried out where necessary and noise assessments for machinery, plant and tools will be available and actioned at all times. Any zones requiring ear protection will be identified on site and communicated to all operatives.

Noise Mitigation from plant on site

The Contractor will incorporate the following measures into the scheme to avoid noise related impacts from construction traffic:

- Modern fleet of plant and equipment from reputable manufacturers to comply with recommended noise levels for plant.
- Regular servicing and maintenance will be undertaken to keep plant & equipment in good working order and compliant.
- Adhere to site speed limits; avoid unnecessary & excessive engine revving
- Switch off plant when not in use e.g. during breaks etc.
- No activities to be carried out outside permitted site hours

Vibration

- Reduce vibration generated by using low frequency methods where possible e.g. rippers, munchers, pulverisers etc. instead of impact hammers and breakers.
- Reduce the transfer of vibration emitted through the ground as much as possible, in particular towards sensitive receptors, such as providing break joints in slabs, slit trenches etc.
- During activities adjacent to particularly sensitive boundaries or receptors, vibration monitoring may be carried out using a triaxial geophone and detector with a warning system activated when vibration exceeds a pre-set level, set according to the sensitivity of the receptor.

Summary

This report gives details of a noise and vibration construction management plan to be implemented by the appointed contractor prior to and during the construction of the Project.

Best Practicable Means (BPM) of noise control are outlined and will be applied by the contractor during construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors arising from construction activities.

Specific mitigation measures should be implemented by the contractor during those construction

activities identified as having the highest potential to cause disturbance from either noise and or vibration.

5.0 Ecology

Great Crested Newts

MIRA have an approved GCN licence for development under Natural England's Licensing scheme. All works will be conducted under Natural England licence 2022-61716-EPS-MIT-1 to ensure the risks to great crested newts from the development are mitigated.

Bats

During the dark hours (dusk -dawn) no external lighting is proposed that would illuminate the surrounding area and create disruption by illuminating potential commuting routes and foraging areas with excessive light levels (e.g. no overnight lights to be left on that are not already present on site) that will illuminate the surrounding hedgerows/fields and tree lines, and in particularly those that are connected to the buildings.

Badgers

Prior to the commencement of any site clearance / construction works within the site, a pre-works survey will be carried out to ensure that the status of the badger setts has not changed since the survey work was carried out and to determine appropriate access routes/working areas if required.

Nesting Birds

Appropriate timing of works: vegetation/building clearance or pruning works will be undertaken outside the bird nesting season. The bird nesting season is weather dependent but generally extends between March and September inclusive (peak period March-August). If this is not possible, then any vegetation/buildings to be removed or disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally, e.g. via the implementation of a buffer zone (species dependent) around the nest in which no disturbance is permitted until the nest is no longer in use'.

Protective Fencing

Fencing will be required to demarcate the boundaries of construction areas, throughout the construction works period, to prevent encroachment into habitats outside of these areas and protect important features such as the neighbouring badger sett.