

# Construction Management Plan

for the proposed

**Proposed Residential Care Home**

at

**Coventry Road, Hinckley, Leicestershire, LE10 0JR**

Revision C – 8-9-25

## 10 Introduction

The purpose of this Draft Construction Management Plan (DCMP) is to help minimise construction impacts and relates to both on site activity and the transport arrangements for vehicles servicing the site.

Through submission of this DCMP as part of the tender pricing documentation it is intended that the minimisation of impact is in the forefront of the successful tenderer's thought process when moving the project forward during the Construction Phase as the Principal Contractor.

If the surrounding environment changes during the progression of the works, or the agreed measures through trial are not working, the Principal Contractor will review and apply reasonable alternative measures to maintain harmony throughout the project.

This DCMP provides basic details relating to the following topics in relation to the site and the proposed works:

- 50 Access / Vehicle Limitations / Parking
- 60 Hours of Work / Noise / Dust, Debris and Waste / Lighting / Surface Water
- 70 Site Establishment / Security, Hoardings and Fences
- 80 Timescales
- 90 Liaison / Complaints

## 20 The Site

The new build scheme is located on the former Hinckley Leisure Centre site, Coventry Road, Hinckley, Leicestershire LE10 0JR.

52.540173, -1.377105 / <https://w3w.co/loud.gates.statue>

It sits on Marchant Road, which runs south onto the B4666 Coventry Road.

The site is irregularly shaped and has a mostly flat and even topography with a decline in the eastern and Southern portion of the site. The site is currently disused.



The sites frontage (South-East) is adjacent the B4666 Coventry Road and the (North-West) rear is bounded by the neighbouring development plots along Marchant Road. In the North-East there is a residential block called Trinity Court. To the South is McCartney's Funeral Services.

The project is the construction of a new 72 bed residential care home and associated external works complete with all service connections.

All construction activities will be thoroughly assessed through risk assessments and method statements to further protect the surrounding properties and the environment in general.



## **40 Contact Details**

### **100 Employer (Client):**

Name: Hinckley Project 1  
Address: 12 Central Arcade, Cleckheaton, BD19 5DN  
Contact: Karen Whitehead  
Telephone: 07930 460592  
E-mail: karen.whitehead@twhealthcare.co.uk

### **110 Principal Contractor (CDM):**

Name: To be confirmed.

### **120 Principal Designer (PD):**

Name: Green 4 Architects  
Address: Hopwell Hall, The Barn, Ockbrook, DE72 3RW  
Contact: Adrian Cox  
Telephone: 01332 949348  
Email: a.cox@green4architects.co.uk

### **130 Contract Administrator (CA) / Project Manager (PM) / Quantity Surveyor (QS):**

Name: Rasico Consulting  
Address: Ground Floor Offices One Trinity House, Thurston Road, Northallerton, DL6 2NA  
Contact: Simon Hall  
Telephone: 01904 862052  
E-mail: simon@rasicoconsulting.co.uk

### **140 Person Responsible for the DCMF:**

Name: Rasico Consulting  
Address: Ground Floor Offices One Trinity House, Thurston Road, Northallerton, DL6 2NA  
Contact: Simon Hall.  
Telephone: 01904 862052  
E-mail: simon@rasicoconsulting.co.uk

### **150 Planning:**

Authority: Hinckley & Bosworth Borough Council

### **160 Person Responsible for the Community Liaison:**

Employer: Tanglewood Care Services  
Principal Contractor: To be confirmed

## 50 Access / Vehicle Limitations / Parking

### 100 Access:

Construction related traffic will approach the site from Coventry Road, accessing the project via Marchant Road.



A new road access is to be formed from Marchant Road. Which will allow all site traffic to leave the highway. The loading and unloading of construction related vehicles will be within the site boundaries.

Marchant Road was built to serve the leisure centre, it's generous in width and has a turning head at the end.

The B4666 has a dedicated right turn lane into Marchant Road, with good visibility in both directions.

The site has great road links since its less than 2miles (4 mins drive) eastwards to the A5 and 2miles (6mins drive) to the M69, which runs between Coventry and Leicester.

Construction related signage will be installed in appropriate locations to enhance awareness of the presence of construction traffic.

Where larger materials need to be accommodated within the construction their delivery will be co-ordinated with appropriate levels of protection to the general public and other motorists.

A loading / unloading zone will be created within the area shown in the dashed black line below.



#### 110 Vehicle Limitations:

Once appointed, the Principal Contractor will discuss and agree suitable access / egress times with their sub-contractors and suppliers, but the existing road infrastructure is designed for HGV traffic.



## 120 Parking:

The principal contractor will form the access road and carpark immediately, providing room on site for workers and visitors to park. The parking area is shown in a dashed green line on the next page.

All contractors will be encouraged to vehicle share where possible.





## **60 Hours of Work / Noise / Dust, Debris and Waste / Lighting / Surface Water**

### **100 Hours of Work:**

Generally the hours of work will be:

Monday to Friday inclusive:	7.00am to 8.00am work day setting up 8.00am to 5.30pm construction work 5.30pm to 6.30pm work day clearing up
Saturday:	7.00am to 8.00am work day setting up 8.00am to 1.00pm construction work 1.00pm to 2.00pm work day clearing up
Sunday / Bank Holidays:	No setting up, construction work or clearing up

The nearest residents are around 40m away from the proposed building, through a tree line and adjacent a busy road. The other neighbours a commercial business.

Should there be a requirement to work outside of these hours the Principal Contractor will visit the adjacent residents that could be affected, where practicable and with plenty of notice, to ensure that they are aware of the potential extended working hours and what works those working hours are required for.

Where practicable potentially disruptive works will be avoided during extended working hours.

### **110 Noise:**

Unfortunately, construction is not always a quiet operation but care and consideration for the surrounding residents will be an integral part of the Principal Contractor's role on the site.

Should there be a requirement for significant, or prolonged, elements of noise the Principal Contractor will visit the adjacent residents that could be affected, where practicable in plenty of notice, to ensure that they are fully aware of the significance and potential.

Site radios will not be permitted unless they are contained within the building itself and kept to an inobtrusive decibel level.

The Principal Contractor will be encouraged to ensure that his operatives, sub-contractors, suppliers, etc. are all courteous and respectful of the surrounding residents, visitors, members of the public, etc.

BS 5228-1:2009+A1:2104 and BS 5228-2:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites will be used as a reference document for all related activities. 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. vibratory piling techniques or hydro-demolition as opposed to more conventional but noisier techniques; selection of quieter tools/machines; application of quieter processes.

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. This may best be addressed by toolbox talks and site inductions.

Boundary noise assessments will be undertaken on a weekly basis to ensure conformity with BS standards. Results will be logged and mitigated where required.

## 120 Mud, Dust, Debris, Contamination and Waste:

Our programme of work requires works within the ground to be completed as a priority. These works include the installation of strip foundations, ground slabs, drainage, service ducts and roadways up to and including base course.

Should these works within the ground fall during periods of inclement weather the Principal Contractor will ensure that all vehicles leaving the site are cleaned to an appropriate level for them not to cause disruption to the surrounding residents or contamination of the highways.

A wheel wash will be installed on the exit from the site to ensure that vehicles entering project, and onto Marchant Road, are as clean as practicably possible. If required a road sweeper will be used to clear Marchant Road as and when the need arises. The wheel wash location will include a temporary gulley, complete with a silt trap, connected to the drainage system. The indicative location of the proposed wheel wash is shown below, as the blue dot.



In the event that operations on site, and / or the site conditions due to exceptionally clement weather, generate significant levels of dust a bowser will be installed by the Principal Contractor to keep the levels within acceptable limits.

With any construction project there will be debris and waste created during the construction works. As the site is quite restricted in terms of space the Principal Contractor will ensure that debris is collected / removed as it arises. Waste will, where practicable, be segregated to maximise the opportunity for recycling.

Any activities that involve the potential generation of significant levels of mud, dust, debris, contamination and waste will be subject to a risk assessment and associated method statement.

An asbestos register and safe removal methods shall be provided if required.

Construction waste shall be segregated and split where possible and a recycling agreement/ plan in place with the nearest recycling centre at Recycle and Reuse Centre, Bar Road, Coventry, 15 minutes away.

If dust emissions are generated in a dry period, the contractor will use water spray to wet the material and suppress the dust.

The site manager will take account of weather conditions and prevailing wind directions when organising operations to prevent and minimise dust nuisance to neighbouring properties.

Burning shall be prohibited on site.

### **130 Lighting:**

As the works proceed there will be the requirement for temporary lighting, particularly through any Winter months where the daylight is restricted.

The use of temporary lighting will be minimised as much as practicable and where it is essential will only be used during the setting up, construction work and clearing up hours noted in item 60 100 of this DCMP. Consideration of the impact of the temporary lighting on the adjacent properties will be undertaken at all times.

### **140 Surface Water:**

It is inevitable that during periods of rain, snow, sleet, etc. that surface water could accumulate on the site.

We don't anticipate that the construction process will increase the need to manage storm water on the site. However, should levels require management temporary storm drainage to existing soakaways would be installed.

## 70 Site Establishment / Security, Hoardings and Fences / Tree Protection:

### 100 Site Establishment:

It is the intention to create the site establishment, that being offices / mess room / sanitary facilities / storage containers, stacked on the location shown below - dashed orange line.

Materials for the regular progression of the works will be stored in the allocated area alongside the welfare cabins for the site - dashed blue line.

Deliveries of bulk materials will be staggered to the project which and will be within the project boundaries.



## **110 Security, Hoardings and Fences:**

The site will be made secure to its perimeter, where necessary, by use of security fencing. Should it be deemed necessary, CCTV monitoring will be installed. In the event that the security fencing and CCTV prove to be insufficient a security guard, to cover out of normal working hours, may be utilised.

It is not our intention to hoard the entire site as we are keen to involve residents and the public in viewing progress.

## 80 Timescales

Proposed Commencement of the Works on site: TBA

Proposed Completion of the Works on site: TBA

## **90 Liaison / Complaints**

### **100 Liaison:**

The Principal Contractor will generate, and deliver, a weekly “newsletter” to the adjacent residents. The purpose of the “newsletter” is to keep the residents informed of the progress, advise them of the forthcoming works that are due to take place, inform of any out of the ordinary issues and to generally maintain a strong considerate relationship with the adjacent residents.

The “newsletter” will contain relevant contact details to enable any queries or questions to be answered efficiently and satisfactorily.

The site manager will maintain a log of any significant contact made with adjacent residents and will provide the Contract Administrator with evidence of contact as and when requested. Any issues that the site manager is unable to resolve will be cascaded to the Contract Administrator who will pick up the liaison with the resident.

### **110 Complaints:**

We will always strive to avoid there being any form of complaints in relation to the construction works.

At the outset of the project the initial “newsletter” will form an introduction to the parties involved and will advise points of contact for resolution of any issues.

Any issues that cannot be agreeably resolved between the residents / public / etc. and the Principal Contractor will be resolved by the Contract Administrator on behalf of the Employer.