

Outline Construction Management Plan

for site at

Santry Avenue, Santry Dublin 9.



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1.0 INTRODUCTION

This document is an initial Outline Construction Management Plan for the proposed mixed use / residential development on the site at the junction of Santry Avenue and Swords Road, Santry, Dublin 9. It includes an outline description of the proposed works and how these works will be managed for their duration. A separate Construction Traffic Management Plan has been prepared by DBFL Engineers and Complete Highway Maintenance (CHM) and is submitted with this planning application.

This project is currently at planning stage and as such input from the contractor has not been incorporated into the plan. On appointment of a contractor this preliminary document will be issued to them to be further developed into their final construction management plan for the project.

The outline plan seeks to demonstrate how works can be delivered in a logical, sensible and safe sequence with the incorporation of specific measures to mitigate the potential impact on people and the surrounding environment.

Nothing stated in this document shall supersede or be taken to replace the terms of the Contract or the detailed design description issued with the Contract tender or the conditions of planning. Similarly, the issues covered within this document may be amended or added to by the Main Contractors or in accordance with their specific works proposals, sequencing and procedures.

When read by the contractor, this document should be read carefully in conjunction with all drawings, specifications and survey information provided.

Any consequences that result through failure to implement measures in this construction plan, or inadequate development of this plan by the contractor are the responsibility of the contractor(s).

This Outline Construction Management Plan has been prepared by the applicant Dwyer Nolan Developments Ltd.

2.0 AIMS AND OBJECTIVES

2.1 Increase awareness and introduce safeguards to ensure that the development does not have a negative effect on the environment or on the residential and local business community that may be affected by the works.

2.2 Ensure that the management of the Construction Site and all operations occurring thereon, whether in association with and/or ancillary to the construction works are carried strictly in accordance with the requirements and regulations of Dublin City Council and the relevant environmental areas.

2.3 Ensure that the management and operation of the site and all associated personnel take due cognizance of the fact that the access roadway to the Construction Site is via the proposed vehicular access point into the site off Santry Avenue.

2.4 Ensure that construction traffic to and from the site is strictly managed to avoid unnecessary traffic movements.

2.5 Identify a dedicated person on site to liaise with the Public regarding any concerns that they may have in relation to the site operation.

The following shall be the mains areas of concern:

- i. Site Supervision, Security and Control.
- ii. Prevention of Nuisance from Noise during construction on the site.
- iii. Prevention of Nuisance from Air Pollution during construction on the site.
- iv. Waste Separation, Treatment and Disposal
- v. Traffic Management and Site Parking

3.0 SITE MANAGEMENT, SITE SECURITY AND SITE OPERATION CONTROL

3.1 Site Layout

The site layout shall be such that it includes a dedicated set down area for deliveries to the site and temporary storage of construction materials. The area is to be clearly demarcated and managed to avoid haphazard placement of materials throughout the site which could lead to damage and loss necessitating replacement and further delivery / traffic movements to the site. Construction materials shall be transferred from this location to their final position on site by specific plant and vehicles in an orderly and controlled manner as they are required.

The set down location shall be managed to ensure it is well ordered and tidy in line with good site management practice.

3.2 Site Management

Site management shall be directed by and the responsibility of the management of the applicant. The day to day site management shall be the responsibility of the appointed Management Team on site. The Management Team on site shall include the project supervisor for the Construction Stage (PSCS), in accordance with Health and Safety legislation, and the Site Supervisor who shall be directly responsible for the supervision of the daily site operations. For duties of the PSCS refer to the Site Safety Report.

The Site Supervisor shall be suitably qualified and experienced to deal with a project of this nature and have the following duties.

1. Hold pre-work meetings / discussions with sub-contractors and all relevant parties to discuss potential nuisance risks to third parties including the local residential and business community that may be affected by the works. In addition, these meetings will discuss as a matter of course any health and safety project issues raised by the works.
2. Request and explain the work method statement expectations of Dwyer Nolan Developments Ltd.
3. Formally review work method statements, provide feedback and request additional information as required.
4. Prepare and maintain a Dwyer Nolan Developments Ltd Site Safety Plan and associated documentation with the assistance of agents and external consultants as may be required.
5. Forward the plan or relevant sections of the plan to the various sub-contractors who will be responsible for undertaking work on site.
6. Do periodic, documented inspections of the site and subcontractor activities, and provide feedback and direction to subcontractors as a result to improve overall site safety, efficiency and mitigate the risk of nuisance to the Public.

7. Respond to any query, incident injury or emergency as forwarded by any worker on site or concerned member of the public.
8. Respond to and document any query or concern raised by a member of the public. Ensure that these queries or concerns are addressed expediently and fairly. If a particular matter cannot be resolved the same day it is raised then the issue shall be passed up the site management chain for resolution.
9. Calculate accurate quantity material schedules and revise as necessary after the construction of each house type to ensure that amount of construction materials required and amount of waste produced shall be minimized. This will directly affect and minimize the number for material deliveries and waste removal traffic movements to and from the site.

3.3 Hours of Operation

The hours of operation shall be restricted to the following:

Monday to Friday	0700 to 1900 (7.00am to 7.00pm)
Saturday	0800 to 1400 (8.00am to 2.00pm)
Sunday	No Construction Work Permitted
Bank Holidays	No Construction Work Permitted

In addition, the following shall be strictly adhered to in the operation of the site:

- i. No activity, which could be reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00pm to 7.00am
- ii. No deliveries of material, plant or machinery shall take place before 7.00am in the morning or after 7.00pm in the evening.
- iii. If there is any occasion when work must be carried on outside daytime hours, the Air Pollution & Noise Control until of Fingal County Council, local residents and businesses in areas which are likely to be affected by noise from the proposed works then notification shall be advertised and/or issued in advance of the works to the affected parties. Notification shall be containing the following information:
 - Name, address and telephone number of the Company carrying out the works.
 - Nature of and reason for works.
 - Likely duration of times of the works.

3.4 Site Security

The boundaries of the site shall be adequately secured to prevent access and casual trespass onto the site. During the hours of operation of the construction works site security shall control the only access to the site at the main site entrance gate. Outside of the site operating hours this gate shall be locked and secured.

3.5 Site Operation Control

Subcontractors need to fulfil minimum requirements as a condition of working on this project in accordance with this Construction Management Plan, the Site Safety Plan and their individual employment contracts with Dwyer Nolan Developments Ltd. A register of subcontractors used for the scope of work on this project will be maintained in the Subcontractor Register.

Subcontractor method statements will be formally reviewed to ensure that they comply with the requirements of the Construction Regulations 2006 and this Construction Management Plan.

Dwyer Nolan Developments Ltd will undertake the following course of action for the identified nuisance issues as well as any identified health and safety issues:

- i. For minor issues the subcontractor will be given verbal direction indicating what the issue is, what needs to occur and the level of safety and the level of nuisance prevention that Dwyer Nolan Developments Ltd expects.
- ii. For major health and safety breaches or situation where there is imminent risk to a worker or other person, or a serious nuisance is caused the subcontractor will stop work and be issued with a written warning detailing the issue and controls expected. Work will restart when adequate safety controls have been implemented.
- iii. For ongoing health and safety or nuisance prevention measure non-compliances of a significant or high risk nature subcontractors may be directed to cease work in accordance with a breach of contract.

Subcontractors performance will be formally reviewed during site inspections as follows:

The site supervisor will conduct documented site inspections, using a Site Inspection Checklist on a weekly basis, or greater, to provide a means through which:

- i. Dwyer Nolan Developments Ltd. can verify compliance with minimum control requirements.
- ii. Risk control methods specified by the subcontractors can be verified as being satisfactorily implemented and effective on site.

To achieve an accurate appraisal of the site and subcontractor activities the inspections will be done on varying days and times each week.

The site supervisor will also use random visits and general time spent on site to monitor health and safety performance on an ongoing basis.

3.6 Public Protection Controls

As the site is operating in an urban location, near residential dwellings, but not as an exclusively private location Dwyer Nolan Developments Ltd. has identified that control measures must be implemented to exclude the public, particularly children, from being exposed to the construction site risks.

Dwyer Nolan Developments Ltd shall implement the following measures to provide this protective control:

- i. Erect and maintain the site hoarding, which must be erected on the boundary of the site.
- ii. The gate will be monitored during all construction activity. On evenings and other non-work hours, the front gates shall be kept closed, unless equipment is being delivered inside of access is required.
- iii. The site supervisor will monitor and document the condition and placement of the fence during site inspections.
- iv. Clearly display signs on the boundary hoarding that describes the site as being a construction site, accessible to worker and authorized personnel only, i.e. *"Construction Site – Do Not Enter – Authorised Personnel Only"*.
- v. A banksman will guide vehicles or equipment reversing onto or off the site, so that workers aren't driving blindly into areas where there may be fast approaching vehicular traffic.
- vi. The speed limit on the public roadway leading up to the site shall be strictly controlled by the placement of warning signage and enforcement.

The Disciplinary Procedure on site is as follows:

- Formal Verbal Warning
- First Written Warning
- Second Written Warning
- Suspension or removal from site.

4.0 PREVENTION OF NUISANCE NOISE AND AIR POLLUTION

4.1 Pollution Prevention

The following pollution prevention measures shall be implemented by Dwyer Nolan Developments Ltd on site:

- i** Site shall be secured to prevent access by vandals who may cause air pollution nuisance due to carelessness.
- ii** The burning of rubbish is not permitted on Site.
- iii** The burying of rubbish is not permitted on Site.
- iv** Potential spillages from storage tanks must not be allowed to seep into the ground. Spill kits will be available.
- v** Site managers must check all foul and surface water connections to ensure that foul water does not enter the surface water system.
- vi** During any demolition works and during the construction phase, all necessary steps shall be taken to contain dust and airborne pollutants arising from the site and prevent nuisance to person in the locality. This shall include:
 - Covering skips
 - Covering slack skips
 - Netting over scaffolding
 - Regular road and pavement damping and sweeping
 - Use of water spray to suppress dust
 - Proper paved or hard standing access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site onto public roads.

4.2 Nuisance Prevention

The following nuisance measures shall be implemented by Dwyer Nolan Developments Ltd on site:

- i** Site managers must ensure that all roads are dust dampened during dry spells
- ii** Site managers must ensure that rubbish does not blow from site onto adjoining property.
- iii** Where a site shares approach roads with an occupied residential area the movement of plant and deliveries through the area should be controlled to minimize the nuisance caused to residents. Muck on the road must be kept to a minimum and roads must be cleaned by 18.30 hrs. each day.
- iv** Light beams from Security lighting and floodlighting of show units/dwellings should not cause nuisance to occupied residential properties or blind road users.
- v** Rubbish must be cleared from sites at regular intervals to ensure that there are never build-ups, which could attract vermin.
- vi** The parking of cars in occupied residential areas is not permitted
- vii** Noisy machinery should not be operated after 1900 hours if the site is close to an occupied residential area.

4.3 Prevention of damage to the environment

The following damage prevention measures shall be implemented by Dwyer Nolan Developments Ltd on site:

- i** Existing trees and hedgerows must be protected where possible
- ii** Existing watercourses to be maintained and kept free of construction material, debris, soil and subsoil dumping.

5.0 WATER SEPARATION, TREATMENT AND DISPOSAL

Waste separation and treatment shall be carried out in accordance with the Site Waste Management Plan. Waste separation, segregation, reduction, recycling and reuse of materials shall be implemented in accordance with sustainable development principles and efficient site working.

5.1 Monitoring and Control

The Site Supervisor shall be responsible for the following duties in addition to those duties specified in Section 2.2 of the Management Plan:

- i** Ensure the Development companies do not use void space on the site lands unless it is contained in their contract.
- ii** Ensure the most logical placing of topsoil once stripped.
- iii** Estimates with reasonable accuracy the amount of sub-soil and topsoil that will have to be removed from Site if any and includes developer's contract.
- iv** Ensures that roads and services are constructed at a level which will minimise future sub-soil removal while also ensuring compliance with Part M of Building Regulations.
- v** Ensure that fly-tipping does not occur on site during the development phase
- vi** Ensure that all unwanted sub-soil is removed from site before groundworks commence.
- vii** Ensure that the Main Contractor removed all his waster material from site
- viii** Ensure that Main Contractor does not cause pollution, nuisance or damage to the environment.

5.2 Fly Tipping

Fly tipping can be a significant concern and to mitigate this risk the following measures shall be implemented:

- i** Site boundaries to be complete and secure to prevent Fly tipping.
- ii** Site Security to be vigilant to persons who are attempting Fly tipping.
- iii** Skip to be located away from site boundary to prevent outsiders from disposing waster into skips.

5.3 Skips

A general-purpose rubbish skip will be provided, within the site fence in designated areas. Additional skips will be provided for timber, metals, etc. to facilitate recycling and proper disposal.

All skips will be emptied as necessary and before they become overloaded. They will not be in immediate vicinity of the houses, or areas where vehicles, plant and equipment are parked or stored.

In addition, all subcontractors shall place rubbish in the appropriate bin/skip provided before leaving the site each day.

6.0 TRAFFIC MANAGEMENT AND SITE PARKING

NOTE: A separate Construction Traffic Management Plan has been prepared by DBFL Consulting Engineers and Complete Highway Maintenance (CHM) for the proposed development and is submitted with this planning application – this is the primary document to refer to for construction traffic matters. The following is a simplified version of same.

6.1 Parking

All parking by Main Contractor construction Sub-Contractors personnel shall be on site within a dedicated free area of the site.

No parking shall be permitted by the site personnel outside the site boundary.

6.2 Signage

Site safety signage shall be as follows:

- i Fixed to the boundary fence in easy to see locations.
- ii Fixed in a way so that the sharp or protruding edges are not exposed.
- iii No person without specific approval is to alter or remove any plan, equipment or safety device on site. This includes scaffolds, harnesses, barricades, signage, guards etc.
- iv No piggy back leads or double adaptors to be used on site.
- v All safety signs are to be complied in full.
- vi Signs will include:
 - “Construction Site – Do not Enter – Authorized Personnel Only”
 - Mandatory Safety Helmet Signs
 - Mandatory Safety Footwear Signs and,
 - Dwyer Nolan Developments Ltd. – Construction General Site Safety Sign
 - Construction Site Ahead 100m, 50m
 - Speed Limit Restriction Signs
 - “Children At Play” Signs
- vii A banksman will guide vehicles of equipment reversing onto or off the site, so that workers aren't driving blindly into areas where there may be pedestrians.