

Residential Development at Prospect House, Co. Dublin

Outline Construction Management Plan



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DOCUMENT CONTROL & HISTORY

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RESIDENTIAL DEVELOPMENT AT PROSPECT HOUSE
OUTLINE CONSTRUCTION MANAGEMENT PLAN

MSJA LTD

O'CONNOR SUTTON CRONIN & ASSOCIATES
MULTIDISCIPLINARY CONSULTING ENGINEERS

PROJECT NO. S627

20th May 2022

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1. INTRODUCTION

General

OCSC were commissioned by MSJA Limited to prepare an Outline Construction Management Plan (PCMP) in respect of the development of a site at Stocking Lane, Rathfarnham, County Dublin. This document serves to inform the planning process in respect of the proposed development. It is intended that this Outline Construction Management Plan will be an interim document and it is not intended to be a final version to cover the eventual construction of any permitted development. A detailed Construction Management Plan will be prepared by the appointed contractor for the works. This document will be updated continuously to take account of any necessary changes on foot of the planning process and throughout any phased construction period.

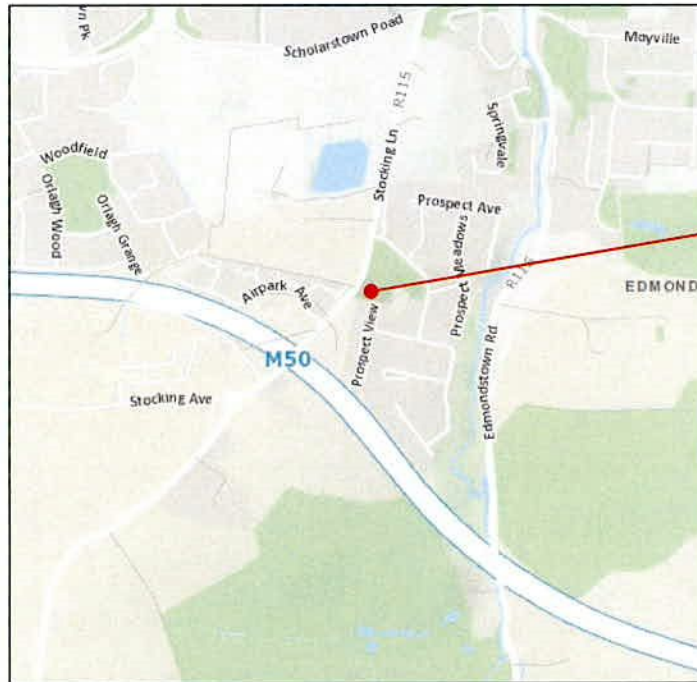
The Construction Management Plan to be prepared by the appointed contractor, and agreed with the Local Authority prior to the commencement of any construction works, will ultimately include details on the following:

- Daily and weekly working hours;
- Agreed haul routes for incoming materials;
- Licensed hauliers to be used;
- Disposal sites;
- Travel arrangements for construction personnel;
- Appropriate on-site parking arrangements for construction personnel to prevent overspill parking on the local road network;
- Temporary construction entrances to be provided;
- Wheel wash facilities if required;
- Road cleaning and sweeping measures to be put in place if required;
- Temporary construction signage to be put in place and maintained;
- Any proposed traffic management measures such as temporary traffic lights and signage on any public roads.

2. PROJECT DESCRIPTION & SITE LOCATION

Site Location

The subject site is located on Stocking Lane, Rathfarnham, Co. Dublin. The site is bounded by the existing residential development on Prospect Drive to the north and the on Prospect View to the south.



Site Location

Figure 1: Site Location Map



Site Outline

Figure 2: Aerial View of Entire Holding

The proposed development is shown as below.

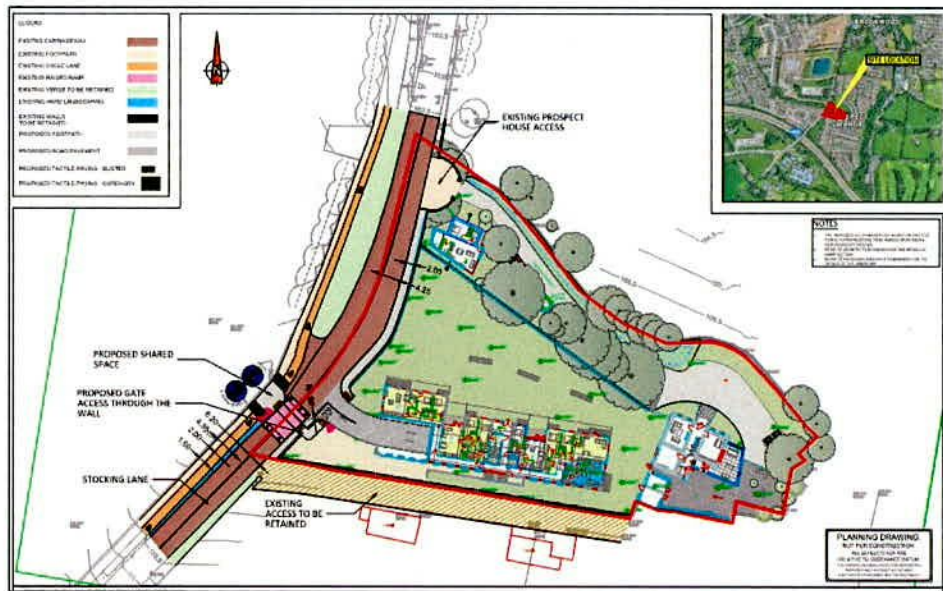


Figure 3: Proposed Layout

The following development is proposed under the planning application the subject of this report:

- Site Development works including the reprofiling of the existing site to include the removal of topsoil and subsoil;
- The renovation of the coach house and removal of a portion of the western boundary wall to provide a new site entrance access from Stocking Lane;
- The laying of drainage pipelines and the construction of manholes to include both foul and surface water drainage;
- The laying of watermains along with ancillary valves, chambers and hydrants;
- The laying of various services ducting including public lighting, telecommunications and power;
- The construction of roads, footpaths and some parking areas;
- The construction of Open Spaces and the planting of trees and other landscaping;
- The construction of 22 No. residential units and ancillary retaining elements including a low wall along the southern boundary.

3. CONSTRUCTION PROGRAMME & PHASING

Phasing

Given the limited size and scale of the proposed development it is expected that it will be developed in a single phase.

Programme

The development programme will be market driven to a large extent; however, it is expected, again given the limited size and scale of the development, that it will be rolled out over an 18 – 24 months post receipt of planning permission. Subject to a successful planning outcome it is expected that construction will commence in the third quarter of 2023.

4. SITE ESTABLISHMENT

Site Access

The site is currently accessed via the Stocking Lane. It is proposed to provide a new site entrance on Stocking Lane for construction traffic to use during the construction stage.



Figure 4: Initial Access and Site Set Up Area

Hoarding

Perimeter hoarding will be provided around the different phases of the site and along the public road so as to prevent unauthorised access to the site. Controlled access points will also be provided. Hoarding will be maintained to a high standard and painted or covered as appropriate.

Temporary hoarding will be provided as necessary within the site as safety restrictions to prevent public access. The locations of this temporary hoarding will vary as work progresses across the site.

Tree Protection

Appropriate measures will be put in place to protect any trees on the site which are designated for protection or retention under any granted planning permission for the development.

Archaeology

Appropriate arrangements will be made with a licensed archaeologist to monitor soil stripping and other development works as may be conditioned in any planning permission for the proposed development.

Works on the Public Road

Access to the site will be from the proposed site entrance via the Stocking Lane.

All works on the public road will be subject to agreed Road Opening Licences with South Dublin County Council and all works will be carried out in accordance with SDCC and HSA guidelines for working on public roads.

Water Resource

The works will be carried out and working methods adopted to ensure that construction activities do not adversely affect surface water and ground water quality. The most damaging being concrete leachate, oils and chemicals and suspended solids.

The following best practice measures will be adopted as appropriate:

- Use of silt fences and silt bags to contain surface water run-off from the site;
- Discharge to public sewers – after prior agreement with the local authority;
- The existing storm water drainage system will be retained where possible during construction, with modifications as necessary to prevent ingress of debris;
- Control of spoil and other materials to prevent spillage;

- Oils/Fuels/Hazardous Wastes will be stored in bunded areas or in bunded containers;
- Washout from concrete trucks will be contained or prohibited on site;
- All drainage arrangements will be determined in consultation with the Local Authority;
- Sediment control will be implemented where surface water is contaminated with silt.

Site Compound

The potential site set up is shown in Figure 5 below.



Figure 5: Site Compound

It is the intention to provide a main site accommodation and welfare facility on site. The preliminary location of these facilities have been marked on the above Figure 5 as part of the compound. The contractor will be responsible for providing canteen and welfare facilities for the on-site operatives. These facilities will be maintained by the main contractor.

5. CONSTRUCTION TRAFFIC

Site Access

As noted earlier, the site will be accessed via the proposed site entrance on Stocking Lane. All construction traffic will enter and leave the site through this access.

Construction Traffic Routing

It is expected that all construction traffic will use the R115 as far as the M50 Motorway from where it will continue along the M50 to a suitable disposal site. Similarly, all deliveries will approach the site via the M50 and R115. This will remove construction traffic from Rathfarnham Town centre and from vulnerable residential areas.



Figure 6: Indicative Construction Haul Route

The exact location of batching plants and disposal sites will be established once a contractor has been appointed. However, the route outlined in Figure 6 is expected to be the preferred access and egress route for the site. Details of all routes will be agreed with the Transportation Department of SDCC prior to the commencement of works.

Site Parking

A limited amount of on-site parking will be provided for construction workers and visitors. A separate parking and staging area will be constructed alongside the Site Compound and will be maintained for the duration of the construction period.

Staff Welfare

Appropriate welfare facilities will be provided on site for construction staff and will include, inter alia:

- Canteen facilities;
- Toilet Facilities;
- Office accommodation;
- Tool storage areas.

Construction Traffic Mitigation Measures

The appointed contractor will put in place measures to keep public roads free of muck and debris. This will potentially include providing a wheel wash on site and undertaking regular road sweeping.

6. SEGREGATION OF WASTE STREAMS

Waste Storage & Segregation

Waste materials generated will be segregated on site. This will allow for the maximum possible degree of recycling. Where on-site segregation of certain wastes types is not practical, off-site segregation will be carried out. Skips and receptacles will be provided to facilitate segregation at source.

All waste receptacles leaving site will be covered or enclosed. The on-site waste storage area will be secured within the overall site which will be hoarded off from public and unauthorised access.

The appointed waste contractor will collect and transfer the wastes as receptacles are filled. Any soil removed off-site will be carried by contractors licensed under the Waste Management Acts 1996 - 2008, the Waste Management (Collection Permit) Regulations 2007 and Amendments and the Waste Management (Facility Permit & Registration) Regulations 2007 and Amendments.

Non-Recyclable Waste:

C&D waste which is not suitable for reuse or recovery will be placed in separate skips or other receptacles. This will include polystyrene, some cardboard and plastic which are deemed unsuitable for recycling.

Prior to removal from site, the non-recyclable waste skip/receptacle will be examined by a member of the waste team to determine if recyclable materials have been misplaced. If this is the case, efforts will be made to determine the cause of the waste not being segregated correctly and recyclable waste will be removed and placed into the appropriate receptacle.

An outline Layout Plan for a site-based waste segregation compound is shown in Figure 7 over.



7. POLLUTION PREVENTION

Pollution Prevention

Pollution prevention measures will be undertaken in accordance with best practice guidelines. There are no sensitive fisheries habitats on the site however extensive earth works are planned. A programme for the control of sediment will therefore be required. This will be put in place by the appointed contractor.

Only sediment free run-off is to leave the site. A suitably sized detention basin or settlement area will be installed at the lowest point prior to discharge where excess run-off must leave the site. Silt curtains or earth berms will be used to channel run-off to locations where it can be controlled. These may take the form of an open detention area or, where the need arises, a portable skip/s, or similar, where inflow passes through straw bales, gravel etc.

The Site Manager will be responsible for the pollution prevention programme and will ensure that at least daily checks are carried out to ensure compliance. A record of these checks will be maintained.

The site compound will include a dedicated bund for the storage of dangerous substances including fuels, oils etc. Refuelling of vehicles/machinery will only be carried out within the bunded area. The site compound will clearly display key emergency contact details for Inland Fisheries Ireland, the National Parks and Wildlife Service, South Dublin County Council and the Environmental Protection Agency in the event of a pollution incident or environmental emergency. Adequate spill kits will be available in the event of a spill of oil or other hazardous substance.

Training

All site personnel will be trained in the importance of good environmental practices including reporting to the site manager when pollution, or the potential for pollution, is suspected.

8. HOURS OF WORKING

General

Construction operations will be carried out in accordance with any granted planning conditions. It is expected that normal working hours will be from 07:00 – 19:00 Monday to Friday and from 08:00 – 14:00 on Saturdays.

It may be necessary for some specific construction activities to take place outside of these times and in those case, a specific derogation will be sought from the Planning Authority, South Dublin County Council.

Deliveries to site will be arranged to arrive within normal working hours as set out above.

There may, again, be specific deliveries which need to arrive outside of these hours e.g. in respect of wide loads. In all such cases the applicant will again liaise and agree any necessary derogations with the Planning Authority.

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