

Cairn Homes Construction Management Plan

**Seven Mills Tile 2 Clonburriss, Clondalkin, Co.
Dublin**



Date: 20th of November 2023


	No:	TEMPLATE-18	Version:	01	Effective Date:	10.06.22
	Title:	COM-EHS-18-Seven Mills Tile 2-CONSTRUCTION MANAGMENT PLAN				

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1.0 Document Review

ISSUE NO	DATE	DESCRIPTION OF AMENDMENTS	REVIEWED BY	APPROVED BY
REV 1	16/09/23	Draft Document	William Phelan	
REV 2	01/11/23	Revised draft doc	William Phelan	Sean Fitzgerald
REV 3	20/11/23	Approved Doc	William Phelan	Sean Fitzgerald

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2.0 Construction Management Plan

Cairn are the appointed PSCS to carry out the site development and housing construction work at Seven Mills Tile 2. The work activities will be carried out in accordance with the Safety, Health & Welfare at Work (Construction) Regulations, 2013.

This Construction Management Plan will provide clear guidance for the project team throughout the duration of the project and will be submitted to the Planning Authority once finalised.

The Construction Management Plan states the procedures to be followed to ensure the safety of personnel carrying out the work, visitors to site and any unauthorized persons obtaining access to site.

The Construction Management Plan is to be read in conjunction with the developed Health & Safety Management Plan for the site and the task specific Method Statements for the works, prepared and amended during the construction phase of the project.

During the works, all site access points, footpaths and roadways will be maintained in a satisfactory condition and the works carried out in such a manner as to cause minimum inconvenience to adjoining residents and land users.

The purpose of this plan is to outline the arrangements that have been put in place to manage the construction project.

It is Cairn Health & Safety policy to provide and maintain a safe and healthy working environment to all involved with the project. Cairn recognizes its duty to comply with the following standards:

- Safety, Health & Welfare at Work Act 2005
- Safety, Health & Welfare at Work (General Application) regulations 2016
- Safety, Health and Welfare at Work (Construction) Regs 2013
- Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects.
- Associated legislation and codes of practice.

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3.0 Description of Project

The site, of approximately 12.0 Ha, is located at Seven Mills Cappagh Dublin. The works will consist of a total of 607 residential units over 8 blocks, circa 6,012 sq.m of commercial development, consisting of a creche, retail units and office floorspace. It is also proposed to provide 0.5047 ha. of public open space to include a significant green public urban square and 685.6 sqm of communal open space. It is currently a mix of temporary compounds serving Seven Mills Tile 1 and a greenfield site.



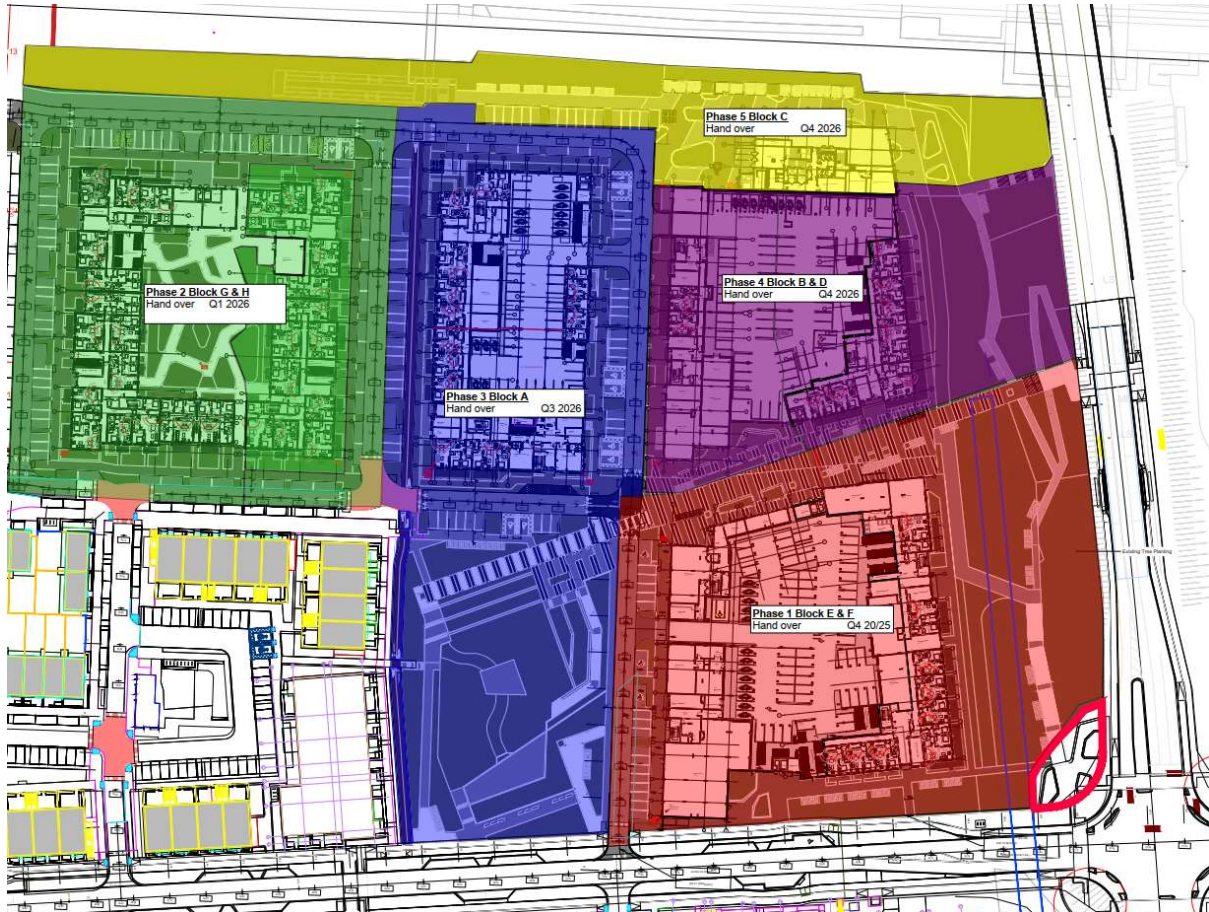
Ariel shot showing existing Tile 1 temporary site compound and storage yards



Site Layout showing block locations

Phasing Plan:

A preliminary phasing drawing has been prepared which will delivery the project over 5 phases. Starting with Block E & F Q4 2025, Block G & H Q1 2026, Block A & Parklands Q3 2026, Blocks B,D& C Q4 2026.



Phased Delivery Plan

The project work will consist of the following:

- Erection of secure site boundary around the construction works area.
- Relocation of existing site welfare and Tile 1 logistics
- Construction of new services and infrastructure for the development
- Construction of the residential blocks in the site as per phasing drawing above
- Complete all hard and soft landscaping

4.0 Restrictions on Working Hours

The working hours as stated in the planning permission for the development will be observed.

07:00 to 18:00 Monday to Friday (excluding bank holidays).

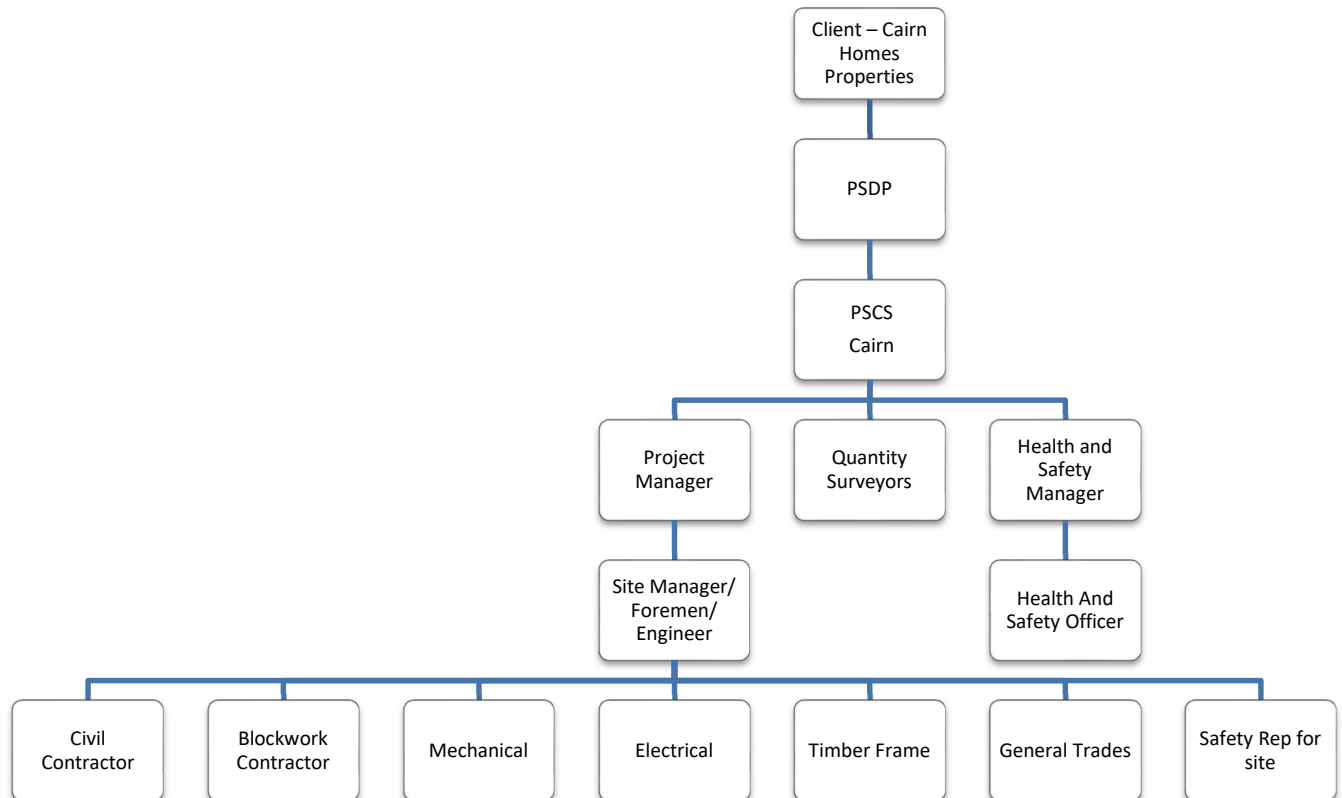
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09:00 to 13:00 Saturdays, subject to the restrictions imposed by the local authority.

No working will be allowed on Sundays and Public Holidays.

Subject to the agreement of the local authority, out of hours working may be required for water main connections, foul drainage connections etc.

5.0 Management Structure



Cairn will provide a site management team to coordinate the day-to-day work activities on the site. The site will be provided resources to effectively manage the work activities to ensure the Health & Safety of the contractors, workers and visitors to the site.

The names and contact details of the Cairn site management teams will be displayed at the entrance to the site compound and will be available at security.

The “look ahead” planning undertaken by the site teams will ensure the smooth delivery of the project and will highlight the potential hazards regarding interaction with the public and other public areas in advance of works.

Consultation will be undertaken with the following parties to ensure the efficient management of site works and the protection of all persons effected by the works.

- The Design Team
- The contractors,
- The TII,
- The local pedestrian traffic,
- The local Authority.

6.0 Site Set Up




Site Set Up

Once the site has been cleared of existing temporary compounds a new site compound will be established within fenced off area to the north of the site. The site entrance is located as per drawing above.

The location of the compound ensures the compound and site parking are located away from the main works area and the future residential access into the finished Seven Mills Estate.

The site compound consists of the following.

- Site Parking,
- Site office
- Meeting Room,
- QS office

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- Health & Safety office
- Engineering office.
- Fully serviced canteen Blocks
- Toilet block
- Drying room.
- First Aid Station.
- Emergency Assembly point for the project.

The site set up and clearance will be carried out over the initial 8 weeks of the project, during the site clearance and construction of services and hard standings. The site carpark will initial be set up on the foot print of blocks B, D & C. A new carpark will be constructed to serve site workers will be constructed to the north of the site once works to blocks B D & C is due to commence in early 2025.

Signage


Signage will be displayed in accordance with Chapter 8 – Safety at Roadworks and in accordance with the traffic management plans prepared in advance of any road works outside the site boundary. The site access points will be clearly highlighted for public vehicular and pedestrian traffic. General Warning and Keep Out signage will be displayed on site boundary.

General warnings and safety signage will also be displayed within the site boundary, particularly around hazards such as excavations. Additional signage displayed inside the site boundary include:

- Visitors report to site office
- Location of parking
- Location of the site offices
- Location of First Aid Boxes and equipment.
- Speed limit signage 15KPH
- Warning live services
- Wear PPE
- General construction site warning signage.

7.0 Site Security

A full survey of the site boundary reveals that there is an existing secure boundary to the north of the site along the railway line. All areas that are not enclosed by the existing secure site boundary will be protected by secure hoarding panels.

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The combination of the secure hoarding and existing boundary protection ensures the site is completely enclosed. This existing site boundary will be maintained throughout much of the project. Additional boundary protection will be required in the following locations:

- Secure fencing will be erected to enclose all road works and civil works locally.
- Between the sites pedestrian access walkway and the construction works.
- Between the site car park and the live construction area.
- Between the site compound and the live construction works.

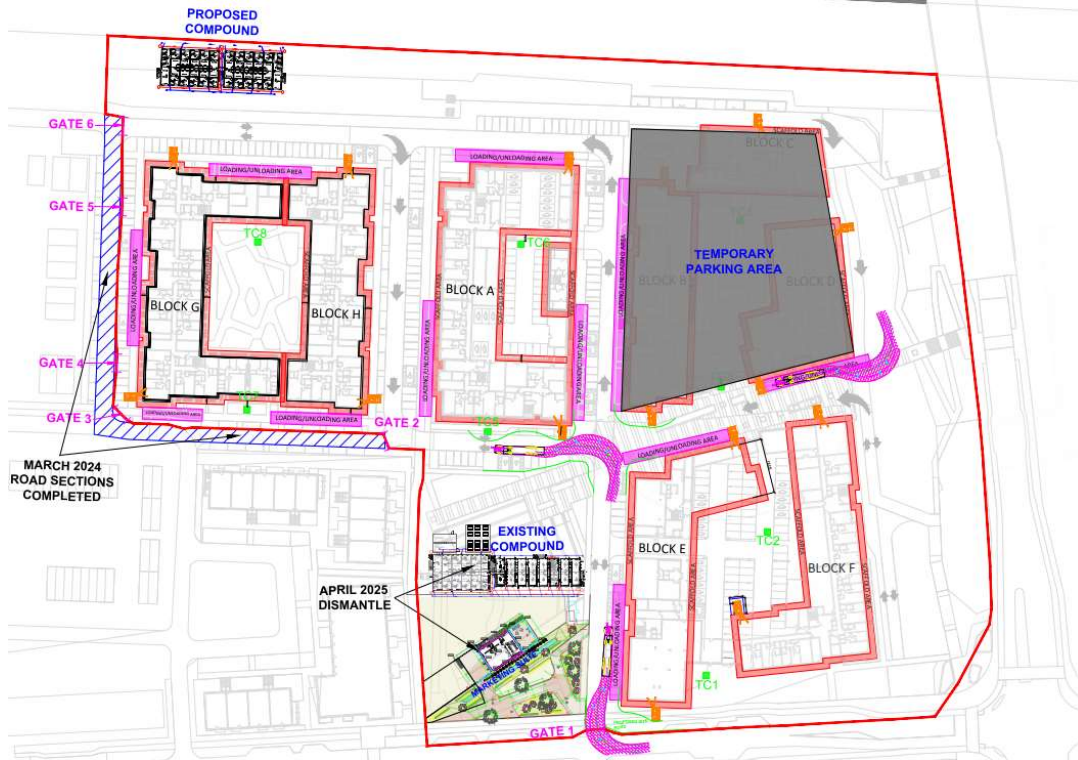
In addition to the fencing, Task Force security will be positioned at the site entrance, to ensure safe passage of vehicles into and out from the site and to minimise interaction with members of the public. 24 hour monitored CCTV will be set up on site also to monitor the site compound and works areas outside the working hours of the site.

Parking

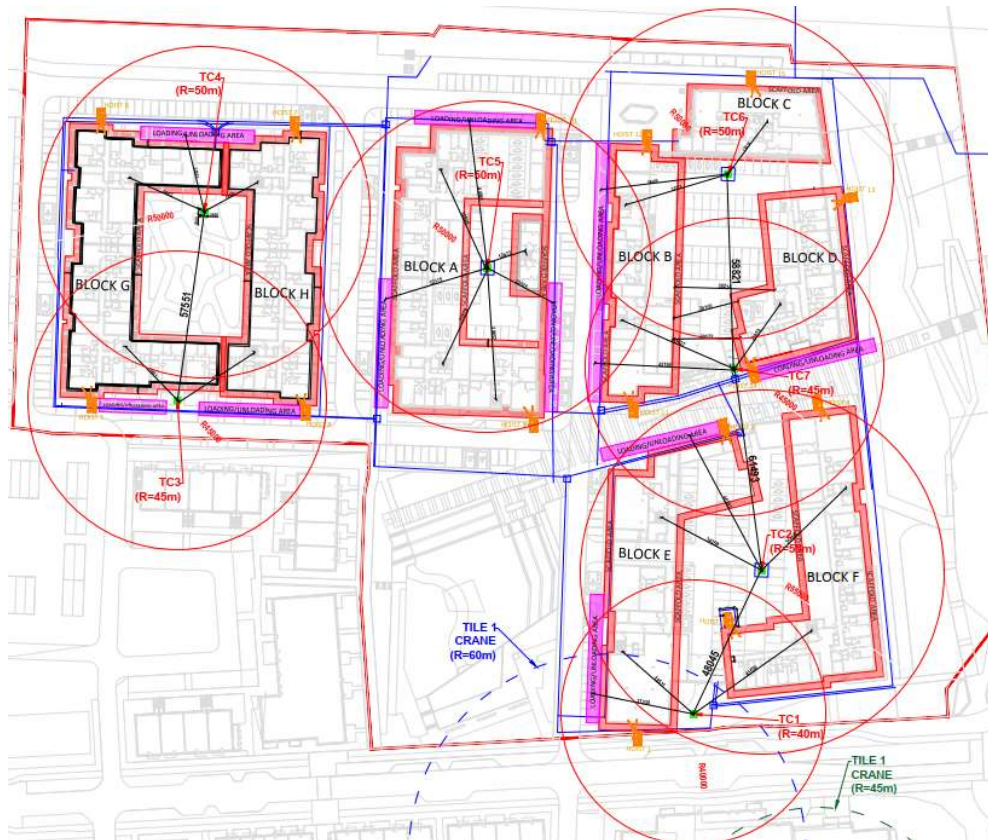
Two phased designated parking areas will provided for the site. It is proposed to cater for over 300 cars in these areas to minimise the disruption to the local amenities and residential estates. The location of the first designated parking area will be within the site boundary located close to the site compound on the footprint of blocks B, D & C. the 2nd phased carpark will be located on lands to the north of the site which will operate from Q1 2025 to the completion of the project.

Parking is not permitted in any other area of the site or surrounding areas.


8.0 Deliveries Traffic Management and Site Access



Site Traffic Management Plan and Circulation Routes



Tower Crane and Loading Bay Positions per Block

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Site Access to the site compound and carpark achieved through Gate 1 and via a predestine route from Fonthill Station. Deliver Bays will be set up next to each block for all contractors to use. In particular the offloading of large deliveries. It is up to all contractors to maintain their area in a clean and tidy way to prevent build-up of excess material. Walkways and access route will be marked out for all personnel walking in compound to prevent people and plant interface.

Pedestrian access to site will be via a turnstiles located at the site compound. Vehicle access to site will be tightly controlled and will be via 2 number primary access gates along with a number of secondary gates per phase.

A one system will be implemented with full signage erected to ensure all vehicles coming to and from site can easily gain access. Internal site traffic will be facilitated with the construction of site entrance road and an internal construction road network. An internal traffic management and logistics plan will be developed as the site progresses.

The road will be constructed once an archaeological dig is completed. The road will be constructed of a stone base with a tarmac top for access to the site carpark, compound area and plant store. All deliveries and personnel entering site will be from this entrance. All non-construction vehicles will park in the carparking facility adjacent to the site compound. This main site entrance will be manned with site security.

The access road will be equipped with speed ramps, signage and will be cleaned as required using mechanical means.


These will be placed on a stone base with intermediate open areas tarred to create a smooth and safe standing. A plant storage yard will be constructed with perimeter fencing erected along with a stoned surface created.

The site access gate will be always attended by Task Force Security and each vehicle accessing the site at this point will be recorded on entry and exit to the site. Contractors and delivery drivers will be issued strict instruction to obey 15 Kph speed limits when driving along the access route.

This access point is located with clear site lines and minimal pedestrian traffic on a straight section of road. Speed ramps will be installed (as required) by Cairn to ensure construction traffic observes the speed limits.

A banks man / spotter will be used with vehicles when reversing or moving within the site. Deliveries and removal of waste will be managed daily to ensure the minimum number of materials and waste are on site at any particular time.

Materials will be stored in the fenced off designated storage area on site located in the site compound area. Vehicle access is provided on existing or new hard standing to reduce the amount of construction waste and mud attaching to vehicles.

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Cairn will ensure the maintenance of the public road and footpath, to prevent a build-up of mud or waste being dragged out onto the road. This is achieved through a combination of washing down vehicles, keeping vehicles on hard standing at all times and the use of a road sweeper when needed.

10.0 Site Clearance and Waste Removal

All civil work is carried out by an appointed specialist contractor in accordance with their proposed safe system of work. The sequence of work will ensure services and roads are in place in advance of foundation excavations to minimize the buildup of mud and soft ground through the project.

Waste removal information and volumes are provided in the **COM-EHS-13-TEMPLATE-WASTE MANAGEMENT PLAN**.

11.0 Restrictions on Noise

Site Management will ensure all noise levels in the working area are assessed in detail around the site perimeter and within the site, with the relevant appropriate action to reduce the noise emissions, implemented once the noise levels are known.


Site management is fully aware of the location of the construction works in relation to the neighboring residential properties and will take all appropriate measures to reduce noise emissions from the site. These include but are not exclusive to:

- Shutting down plant when not in use.
- Keeping covers on compressors and other plant closed at all times.
- Managing work activities and work sequences to minimize noise exposure.
- Use of well-maintained and certified plant and machinery.

12.0 Restrictions on Dust

Site Management will take all necessary measures to reduce high dust levels on site. While levels of dust cannot be eliminated, Cairn will implement the process of wetting down the area to keep dust at ground level this will be particularly important in the following times:

- Throughout the site clearance works
- During summer works due to dryer weather wetting down and high levels of housekeeping will minimise rising dust.
- When using abrasive wheels. All cuts with consaw / grinder will utilise dust suppression to minimise rising dusts.

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A diligent housekeeping policy is essential to ensure that the dust levels in the site are minimised. Dust creation is unavoidable however the scaffold boards, crash decks and ground area are to be cleaned down daily as high wind can blow dusts and debris off the scaffolds into public and resident access areas.

Cairn will review the requirement for Dust monitoring along the boundary between the site and the neighbouring residential estates and the public areas. Particular concern will be placed on the neighbouring tiles to the south and west of the site as these estate will become occupied during the construction of Tile 2.


13.0 Public Safety

- A regular “Look Ahead” meetings are held by the project team with a view to assessing any works that may impact the neighbouring residential community or the general public.
- The access gate to the site will be attended during working hours by Task force Security.
- The construction site will be secured at the end of each working day by locking the front gates to the site. Warning signs will be erected all around the perimeter of the site.
- CCTV security system will be in place throughout the site outside of working hours.
- A diligent housekeeping policy will be operated to prevent a build-up of waste and construction materials.
- Noisy works must be kept to a minimum and the contractors must comply with the Safety, Health & Welfare at Work (General Application) Regulations 2007-2016.
- Dusty works to be kept to a minimum.
- The public roads and footpath will be monitored on an ongoing basis to ensure the waste or debris will not create a hazard on the public road.
- Any work to be carried out on public roads will be planned in advance and road opening licence requested from the local authority.
- Work on public roads will be carried out after careful planning, a traffic management plan, method statement and road opening licence are in place.
- All traffic management works will be set up and managed by persons trained to CSCS Signing, lighting and guarding at roadworks.
- Vehicles will be banked in the direction of movement when exiting the site into public access areas.
- Site hazards such as excavations and scaffolding will be left in a safe and secure manner, at all times.
- Excavations will be backfilled or fenced off will be managed as set out below.

14.0 Excavation Safety

Deep Excavation work is essential for the completion of this project. The following control measures are required to be met on site to ensure the safety of work in excavations on site.

- All excavation work is carried out by the specialist contractor appointed to the project
- Task specific method statements and risk assessments are carried out for each task.

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- Soil surveys and ground exploration are carried out prior to commencement of any work on site and the results communicated to the tenderers of the project to ensure the hazards and risk controls are priced into the contractor's fees.
- Site safety management will observe and monitor excavation work on site.
- AF 3 forms will be used to record inspection of all excavation works on site.
- A combination of trench boxes and support systems are required to provide safe systems of work for entry into excavations.

15.0 General Precautions and Controls

Site management have a responsibility to ensure, as far as is reasonably possible, the safety of visitors and contractors while on the site. To that end the following policies will apply:

- All visitors must be briefed on the hazards relating to the site. (Site Induction)
- All plant operators will be trained to CSCS standard prior to commencing work
- All scaffolding will be erected by trained professional scaffold companies.
- Cairn as PSCS will ensure full time supervision of the works on site at all times.
- Access control systems will be established at the site entrance.
- Security is on site at the site entrance at all times. All persons and deliveries entering the site must sign in at security prior to continuing.
- All worker and visitor access to the site office/compound is achievable without accessing the construction site area.
- Cairn personnel will accompany visitors or other designated person at all times, while on the site.
- Visitors are to be made aware and obey the site safety rules and emergency procedures e.g., the wearing of personal protective equipment, respect for the neighbours to the property, etc.
- All sub-contractors on site will be inducted and must sign off their method statements before commencing work. Records of training must be on file and up to date.
- All weekly inspections of scaffold, work at height equipment, plant and machinery and excavations are displayed in the site office and updated as required.

16.0 Summary

The overall construction stage health & safety management plan and risk assessments will be prepared in advance of the Construction works commencing in January 2024. The developed H&S plan will continue to be developed throughout the project as the project progresses and changes so too will the Health & Safety documentation for the project.