



**Jackie Greene Construction Ltd (JGC Ltd)**

**Construction Management Plan  
For  
Hayden's Lane**

<b>Fernhill Gate</b>		<b>Prepared by</b>	
<b>Revision</b>	<b>Reason for Revision</b>	<b>Initials</b>	<b>Date</b>
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## **Introduction**

The purpose of this Construction Management Plan (“the Plan”) is to outline the approach to be adopted by Jackie Greene Construction Ltd in managing the execution of the proposed works. The Plan has been formulated out of best practice. This document includes comment on the envisaged construction operations comprising: site establishment, logistics and the process of managing the overall local environment. It seeks to ensure that the works cause the minimum practicable disruption and seeks in achieving a safe working environment. Throughout the project, Jackie Greene Construction Ltd will regularly review the plan and maintain a communicative relationship with the client advising them of such changes and/or improvements to the plan as they may occur. The Plan’s proposals shall enable third parties to understand the nature of the works and the various construction activities associated with the proposed works. To the extent that this project execution requires third party regulatory approvals and/or permits, this Plan will be reviewed to bring it into line with such requirements of the same. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client in the form of Site-Specific Method Statements as the works progress.

The Plan provides an overview of the key project activities. Generic statements will be amplified at the appropriate stage of the project execution in form of Method Statements, Progress Reports, Look Ahead Programmes etc. This Plan is also to be read in conjunction with Rowlands Civil & Construction Services Ltd Site Specific Health & Safety Plan, Environmental Plan and Quality Plan and in tandem with the Construction Method Statements. In addition, this plan should also be read in conjunction with Safety Solutions Preliminary Health & Safety Plan. Please note Rowlands Civil & Construction Services Ltd are appointed PSCS on the works and Safety Solutions are appointed PSDP on the works.

Benchmarking against relevant Key Performance Indicators will be used to monitor all parties associated with the works

## **2.0 Project Overview**

The development will consist of the following:

- Demolition (site clearance) of existing concrete floor slabs and foundations from existing building which has been demolished previously
- Construction of 65 residential units in 3 No. blocks , with the following breakdown;
  - Block 1 – 3 bed Apt: 3nr
  - Block 1 – 3 bed Duplex: 3nr
  - Block 2 – 1 bed Apt: 10nr
  - Block 2 – 2 bed Apt: 24nr
  - Block 3 – 1 bed Apt: 10nr
  - Block 3 – 2 bed Apt: 14nr
  - Block 3 – 3 bed Apt: 1nr
- 46 car parking spaces including 3 No. disabled spaces
- New boundary treatment along Hayden’s Lane including entrance to the proposed development in the former entrance to the new demolished industrial unit
- All associated development works, bin stores and landscaping

## **3.0 Programme**

A full detailed programme will be submitted 1 month ahead of works, when all planning, procurement, design and construction methods will be finalised.

In summary these works are scheduled to commence on the 23<sup>rd</sup> Sept 24, and reach final completion on the 28<sup>th</sup> September 26.

## **4.0 Construction Management Action Plan**

The following sections outline the key elements for consideration and demonstrates our commitment to manage, control and where possible mitigate the impact of the project on traffic, pedestrians, and existing infrastructure. Many of the matters identified will be developed in more detail and dealt with at the appropriate construction stage by detailed site based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing.

## 4.1 Communication Plan

This Communications Plan sets the communications framework for the construction element of this project. It will serve as a guide for communications throughout the life of the project and will be updated as communication needs change. This plan identifies and defines the roles of persons involved in this project. A project team directory is included to provide contact information for all stakeholders directly involved in the project.

The Contracts Manager (Stephen Brennan) acting on behalf of JGC Ltd will take a proactive role in ensuring effective communications on this project. All correspondence to and from the Contractor will be addressed to Contracts Manager

*The following table presents contact information for all persons identified in this communications management plan. The email addresses and phone numbers in this table will be used to communicate with these people. Please refer too Appendix 4 also for full listings*

DESIGN TEAM DETAILS					
NAME	Role	COMPANY	ADDRESS		Email
Stephen Oppermann	Assigned Certifier / Architect	Oppermann Associates	Unit D1 the Steelworks Foley Stret Dublin 1 D01 R8P3	(01) 889 9800	<a href="mailto:stephen.oppermann.ie">stephen.oppermann.ie</a>
Paul Manning	Architect	Oppermann Associates	Unit D1 the Steelworks Foley Stret Dublin 1 D01 R8P3	(01) 889 9800	<a href="mailto:paul.manning@oppermann.ie">paul.manning@oppermann.ie</a>
Declan Coakley	M&E Consultant (Lead)	MandE	Unit 4, Oak Close, Western Business Park D12 D12 R8C6	(01) 450 8485 / 087 784 2250	<a href="mailto:declan@mande.ie">declan@mande.ie</a>
Marek Szmagara	M&E Consultant	MandE	Unit 4, Oak Close, Western Business Park D12 D12 R8C6	(01) 450 8485	<a href="mailto:marek@mande.ie">marek@mande.ie</a>
Keith Phelan	M&E Consultant	MandE	Unit 4, Oak Close, Western Business Park D12 D12 R8C6	(01) 450 84 85	<a href="mailto:keith@mande.ie">keith@mande.ie</a>
Roger Mullarkey	Engineering Consultant	R. Mullarkey & Associates	Duncrevan Kilcock Co. Kildare	(01) 610 3755 / 087 232 4917	<a href="mailto:info@rmullarkey.ie">info@rmullarkey.ie</a>
Niall Garvin	Civil Engineers PSCS	Rowlands Civil & Construction Services Lt	Unit B3 Dunshaughlin Business Park Co. Meath A85 TK35	(01) 825 8133 / 086 818 7975	<a href="mailto:niall.garvin@rowlandscivil.ie">niall.garvin@rowlandscivil.ie</a>
Alastair Ferrar	Landscape Architect	CSR (Cunnane Stratton Reynolds)	Gainsboro House, 24 Suffolk St. Dublin 2 D02 KF65	(01) 825 8133 / 086 818 7975	<a href="mailto:aferrar@csrlandplan.ie">aferrar@csrlandplan.ie</a>
Luke Fegan	DAC/Fire Consultant	Maurice Johnson & Partners	The Anchorage, Ringsent, Dublin 4 D04 X6C5	(01) 661 8086 /	<a href="mailto:lfegan@mj.ie">lfegan@mj.ie</a>
Tony Carolan	H&S On-Site Consultant	Safety Solutions	2 Lyncon Court Snugborough B&T Park Blanchardstown D15 NP49	(01) 835 4084 / 086 777 8136	<a href="mailto:tony@safetysolutions.ie">tony@safetysolutions.ie</a>
Edel McGoev	PSDP Rep	Safety Solutions	2 Lyncon Court Snugborough B&T Park Blanchardstown D15 NP49	(01) 835 4084	<a href="mailto:edel@safetysolutions.ie">edel@safetysolutions.ie</a>

MAIN CONTRACTOR DETAILS					
NAME	Role	COMPANY	ADDRESS		Email
Jackie Greene Construction Ltd. (JGC)			Verdant House, Fortfield Square College Drive Terenure D6W AK27	(01) 490 2436	<a href="mailto:info@jgreeneconst.ie">info@jgreeneconst.ie</a>
Stephen Brennan	On-Site Project Manager	Jackie Greene Construction Ltd.		086 888 0814	<a href="mailto:stephenbrennan@jgreeneconst.ie">stephenbrennan@jgreeneconst.ie</a>
Paul Gray	On-Site Foreman	Jackie Greene Construction Ltd.		087 268 9287	<a href="mailto:paulgray@jgreeneconst.ie">paulgray@jgreeneconst.ie</a>
Carlos Chinaglia	On-site Engineer	Jackie Greene Construction Ltd.		087 109 8245	<a href="mailto:carloshinaglia@jgreeneconst.ie">carloshinaglia@jgreeneconst.ie</a>
Brian Greene	Developer / Main Contractor			086 252 5247	<a href="mailto:briangreene@jgreeneconst.ie">briangreene@jgreeneconst.ie</a>
Gareth Nolan				087 686 8225	<a href="mailto:garethnolan@jgreeneconst.ie">garethnolan@jgreeneconst.ie</a>
Susan Kennedy				087 813 4859	<a href="mailto:susankennedy@jgreeneconst.ie">susankennedy@jgreeneconst.ie</a>
Mary McCabe				(01) 490 2436	<a href="mailto:accounts@jgreeneconst.ie">accounts@jgreeneconst.ie</a>

## **GUIDELINES FOR MEETINGS**

### Meeting Agenda

Meeting Agenda will be distributed in advance of the meeting. The Agenda should identify the topics for discussion. The first item in the agenda will be a review of action items from the previous meeting. The last item on the agenda will be a recap of the actions agreed at the meeting.

### Meeting Minutes

Meeting minutes will be distributed within 5 business days following the meeting. Meeting minutes will include the status of all items from the agenda along with new action items.

### Action Items

Action Items are recorded in the meeting minutes. Action items will include both the action item along with the owner of the action item. Meetings will start with a review of the status of all action items from previous meetings and end with a review of all new action items resulting from the meeting. The review of the new action items will include identifying the owner for each action item.

## **4.2 Neighbouring Relations/Third Parties**

South Dublin Co.Council, Irish Water, ESB & Adjoining Properties

Permits will be applied for prior to any works commencing on site, and all requirements set out adhered too by JGC Ltd

## **4.3 Site Establishment**

Site Compound Location to be confirmed by JGC Ltd and then said area will be fenced off and signage erected directing visitors and workers. A welfare Unit will be mobilised to site in addition with storage container. This container is self sufficient so it will be run of in built generator, and will have clean water storage. A storage area will also be fenced off, and agreed with client. This will be used as temporary site compound location during initial enabling works, and a revised compound location and set up will be added to this document when full mobilisation to site takes place

Please refer too Appendix 1 for proposed site compound location and storage area

## **4.4 Access**

Attached Appendix 2 for Site Access Traffic Management Plan

#### **4.5 Traffic Management**

JGC Ltd will engage with the PSCS (RCCS Ltd) to develop and amend TM plans as works progress. The Specialist TM will also set up the TM ahead of each new works area. RCCS Ltd will also have 3nr personnel on site with 3 day Sign Lighting & Guarding Ticket, to facilitate sign off of the TM during times the specialist TM contractor is not on site (should at any stage during the shift the TM needs to be altered or moved)

#### **4.6 Working Hours**

Working hours will be 07.00 – 19.00 Monday to Friday.

#### **4.7 Fire & Emergency Procedures**

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the site fencing at Compound location. RCCS Ltd shall implement procedures to protect the site from fire. The site manager shall assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:-

- Hot Work Permit regime.
- Installation of the site fire fighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
- Evacuation procedures.
- Material storage and waste control.
- Fire Brigade access

#### **4.8 Security**

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process. The site fencing & barriers will be regularly inspected to ensure that it remains secure

#### **4.9 Health & Safety**

A Construction Health and Safety Plan is prepared for the works and Risk Assessments will be developed and agreed as works progress. Detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues

Please refer to the PSCS RCCS Ltd Health & Safety Plan issued for the works, for more detailed information on procedures and practices to be carried out along the works

#### **4.10 Environmental**

JGC Ltd will operate an environmental policy in which supports the following values:

- Conduct activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with client & stakeholders to ensure the work causes the minimum disturbance and disruption.
- Ensure that staff have a good understanding of the environmental impacts of construction work and how to minimise these impacts.
- Ensure their suppliers and sub-constructors apply similar standards to their own work.

During the early stages of the project JGC Ltd will carry out the following activities to deal with environmental management:

- Prepare a Project Environmental Plan.
- Prepare and consult with the client and statutory authorities to obtain relevant approved licences and consents
- Prepare a Site Waste Management Plan and consultation with supply chain partners and the design team to design out or minimise waste

Please refer to JGC Ltd Environmental Plan issued for the works in addition to JGC Ltd Resource Waste Management Plan, for more detailed information on procedures and practices to be carried out along the works



#### **4.11 Quality Procedures**

This Project will be constructed in accordance with the issued Contract Documents Master copies of these documents are held on site in the Site Offices and JGC Ltd Head Office

The organization is also committed to continuously improving its performance across all areas of its business and will do this by monitoring its performance, in meeting client's requirements and working with them to continually improve the service that it provides.

JGC Ltd will comply fully with all relevant statutory and regulatory requirements

Our objectives include

- Delivering to our clients the standards of quality specified in the contract
- Providing the resources necessary to achieve the required level of quality
- Ensuring that all its personnel are trained and competent to carry out their work
- Reducing waste materials and remedial works by carrying out operations effectively and efficiently
- Ensuring that all consultants, suppliers, sub-contractors and others involved in our projects meet the required quality standards
- Working with our clients to monitor satisfaction and set objectives for continuous improvement
- Effective and efficient operation of the Management System to the required standards, relevant legislation and best practice

Please refer to JGC Ltd Quality Plan issued for the works in addition to RCCS Ltd Quality Manual & Company Procedures, for more detailed information on procedures and practices to be carried out along the works

#### **4.12 House Keeping**

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any site rubbish removed. The adjacent road and pavement will be kept clean. The perimeter fencing and barriers will be repainted from time to time and will be kept in a neat and tidy condition. Offloading will generally be direct from vehicles onto the site. Materials will not be stored on public footpaths or roads. Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

#### **4.13 Waste Management**

A site waste management plan will be prepared prior to the works commencing. All waste materials will be removed from site by a licensed waste prior to WAC testing being carried out. Materials will be handled efficiently and waste managed appropriately. The constructor shall be aim to minimise waste and to recycle as much material as possible. Due to the limited space on site, waste will

generally be sorted for recycling at the waste transfer station, such location to be confirmed by Client.

#### **4.14 Dust, Noise & Vibration**

The property is adjacent too residential areas. The nature of the proposals means that special measures are necessary for the ordinary consequences of project execution. This Plan includes measures to practicably mitigate those consequences from such activities

##### Dust

- Demolition activities will use water as a dust suppressant;
- Adjacent road surfaces will be frequently swept clean;
- All loads delivered to or collected from the site will be covered where appropriate;
- All road vehicles will be requested to comply with set emission standards;
- Skips will be securely covered
- The air quality within the site shall will be continually monitored

##### Noise and Vibration

- The constructor shall take reasonable steps to minimise any noise disruption to adjacent occupiers.
- Where it is necessary to carry out noisy activities, identify them in advance and give notice.
- Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- Electrically operated plant will be used where practical.
- All plant used on the site is effectively silenced.
- No externally audible radios or other audio equipment will be allowed on site
- Vibration Monitoring during Works

JGC have appointed specialist consultancy practice Murphy Geospatial to generate a weekly log of noise and vibration monitoring. This can be shared with all third parties upon request.

#### **4.15 Complaints Handling System**

The complaint management system established for these works will set out and maintain procedures for receiving, reviewing, and evaluating complaints by a formally designated person too ensure that;

- Complaints are processed in a uniform and timely manner.
- Oral complaints are documented upon receipt.
- Evaluations can take place to determine if full investigation is required.

JGC will review and evaluate complaints to determine whether an investigation is necessary. If JGC determine that no investigation is needed, then both the reason why and the name of the responsible individual will be documented.

Once a complaint is received the following steps will be undertaken:

- 1) JGC will verify that the complaint is a complaint, and gather all necessary information from the complainant at the outset.
- 2) Document the Complaint formally and issue copy to complainant.
- 3) Take Corrective Action if required.

All complaints will be emailed directly to [info@jackiegreeneconstruction.ie](mailto:info@jackiegreeneconstruction.ie) and this will be on display at entrance gates along the site boundary.