



Construction Management Plan (CMP)

January 2026 : Rev A – More Details for Noise and Dust added.

Project: Beck Lane Housing Development
Location: Beck Lane, Skegby, Nottinghamshire
Client: Nottingham Community Housing Association (NCHA)
Contractor: Griffiths Services & Developments
Planning Reference: V/2024/0587
Duration:

1. Introduction

This Construction Management Plan (CMP) is submitted to satisfy the Local Planning Authority condition requiring approval of a CMP prior to commencement of development. It describes the measures to be implemented to manage the construction process safely, efficiently, and with minimal impact on neighbours and the local environment.

2. Details as Required by the Planning Condition

a) Noise

Procedures will be taken to minimise the effect and level of noise generated on site. These will include:

- Erection of semi-permanent boundary fencing between the development and the existing residential dwellings in the early stages of setting up the site.
- Consideration of the location of the site set up arrangements (brick store, parking etc)
- Until electric is available to the compound areas, Generators compliant with Euro IV will be used.
- Equipment that generates minimal noise levels will be used and will be sited away from noise sensitive areas.

- Plant that generates minimal noise levels for such plant as 360 excavators, dumpers, forklifts, cranes and road rollers etc,
- Operators will use plant in accordance with the manufacturers' instruction be made aware of the need to reduce Noise and Vibration at the site induction and through toolbox talks on site.
- The plant and equipment will be well maintained and in good order.
- The avoidance of unnecessary noise such as engines idling.
- Consideration will be given to any noisier works in relation to working hours on site, the overall duration of such works and the possibility of phasing the works.
- Effective liaison with adjoining properties to provide information on future operations, which create noise, and to give timescales for the duration of such works.
- Avoidance of shouting, loud radios or excessive revving of engines by good site management.

In addition to the measures above, The Site Management Team will monitor work activities on an on-going basis, with noise levels being part of the overall monitoring process.

Dust, and Vibration Suppression

The following areas of activity have been identified as having the potential to create dust during works on the development site:

- Demolition
- Earthworks
- Construction traffic

Site Management

The Management Team will monitor the works detailed above as part of their overall monitoring of the project site.

The Management Team will implement measures, such as the use of jet wash and brush and / or the use of road sweepers, to prevent mud and debris being taken onto areas adjacent to the project site and the public highway.

Monitoring

Undertake on-site and off-site inspections, where receptors (including roads) are nearby, to monitor dust.

Record the inspection results.

When activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions, the frequency of inspections is to be increased.

Other methods of reducing dust are as below;

Dampening of soil by water will be undertaken if wind and weather conditions are such that dust has potential to be carried by the wind.

A water supply together with necessary plant required to spray any stockpiles will be maintained always on site.

All vehicles carrying loose granular loads will be required to arrive and leave with a sheeted cargo area.

Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.

Due to the small area of the development, this will ensure traffic speeds are limited, however a site wide maximum speed limit of 10mph will be implemented during the build process.

This will reduce the potential for dust generation caused by vehicle movement.

During prolonged periods of dry weather, dampening down of the on site roads using dust suppression bowsers or similar will be implemented.

Any spoil excavated during the development will be stored in singular location, should this be done in dry conditions, the spoil is to be sealed.

The use of consistent water fed floor saw / sawing tools to minimise dust for any concrete and tarmac cutting.

The site perimeter is to be fenced with Heras fencing with mesh covers.

Vibration.

Vibration will be monitored if risk to nearby buildings is identified, with any heavy groundworks subject to risk assessment and appropriate mitigation.

b) Compound and Welfare Areas

- Welfare cabins will be located within a secured compound on site, away from sensitive boundaries.
- Cabin heights will be double-stacked cabins are proposed, finished in neutral colours where visible from the public realm.
- Lighting will be downward directed, low-glare, and time-controlled to avoid overspill onto neighbouring properties.

c) On-Site Materials Storage

- A dedicated materials storage zone will be provided within the compound, segregated for recyclables, aggregates, and general building materials.
- Materials will be stored on hardstanding areas to prevent ground contamination.

d) Construction Parking and Manoeuvring

- Parking for site operatives, visitors, and delivery vehicles will be provided within the site boundary.
- A dedicated turning area for HGVs will be set out to avoid reversing onto Omberley Avenue.
- Loading and unloading will be carried out within the site to avoid congestion on the public highway.

e) Use of Crushers

- No crusher is anticipated, however if a mobile crusher is required, it will be operated under a valid permit from the Local Authority Environmental Health Department.
- Details of the crusher make, model, and dust-suppression systems will be notified in advance to the LPA.

f) Piling

- No piling is anticipated however if piling becomes necessary, a detailed method statement will be submitted in advance for approval.
- Low vibration piling methods will be prioritised where possible.
- Advance notification will be provided to neighbouring properties before piling works commence.

g) Security Hoarding

- The site perimeter will be secured with Heras fencing with logo netting of at least 2.4 metres in height.
- Decorative displays or information boards will be added to the hoarding where appropriate.

i) Wheel Washing and Road Sweeping

- As required a pressure wash will be at the site exit to prevent mud and debris leaving the site.
- A road-sweeping contractor will attend if required to maintain highway cleanliness on Omberley Avenue.

j) Waste Recycling and Disposal

- All waste will be segregated on site into recyclable and non-recyclable streams.
- Licensed waste carriers will remove all waste from site.
- Burning of any waste on site is strictly prohibited.

k) Routing of Deliveries, Visitors, and Construction Vehicles

- Delivery vehicles will approach the site via the principal routes from the A38, avoiding residential cut-throughs.
- A delivery management plan will be implemented with scheduled slots to reduce congestion.
- Banksmen will supervise all HGV movements.

l) Hoarding

- As described above, hoarding will be erected around the site boundary at 2.4 metres in height regularly inspected for damage or graffiti.

m) Working Hours

- Monday–Friday: 8:00 am – 6:00 pm
- Saturday: 8:00 am – 1:00 pm
- No working on Sundays or public/bank holidays unless agreed in advance.
- Deliveries only permitted within these working hours.

n) Parking of Operatives and Visitors

- Dedicated parking will be provided within the site compound.
- Parking on the public highway by operatives or visitors will be discouraged through induction briefings and site signage.

o) Site Contact for Complaints

- Site Manager: to be confirmed
- Phone:
- Emergency

Details will also be displayed on the hoarding at the site entrance.

p) Timing of Vehicular Arrivals and Departures

- Deliveries will be scheduled to avoid local peak hours, including school drop-off/pick-up.
- Delivery times will be staggered wherever possible to minimise queuing and conflict with local road users.

q) Advanced Warning and Route Signage

- Advanced signage will be provided on Omberley Avenue and surrounding approaches to inform the public of the construction works, routes to the site, and any temporary restrictions.
 - Directional signage for HGVs will be erected in consultation with the highways authority.
-

3. Appendices

- Site layout plan showing compound, welfare, materials storage, parking

**Site Layout Showing
Compound, Parking, Material
Storage and HGV Turning Area.
July 2025**

**Site
Perimeter
Fencing**

**Compound Location
Consisting of:
Site Office stacked on
meeting room. Canteen
and Drying room.
Toilet Block.
Storage Containers**

**Car Park
Location**

**Temporary
Materials
Storage**

**HGV Loading
and Turning**

**Site Sign and
Information
board**

**Pressure
Washer /
Wheel Wash
Location**

**Entrance Gate
Locked at all times
with intercom for
assistance.**



