



CONSTRUCTION MANAGEMENT PLAN

Paternoster House comprising 1-6 North Street And 182-184, 185 And 186 Fore Street, Exeter, Devon 10th February 2023

This construction management plan has been produced by Grenadier Estates for the Change of use of shops and apartments to cafe, offices and 24 apartments, including roof extension and specifically to fulfil the requirements of pre-commencement condition 4. See Application Number 19/0440/FUL

1.0 Proposed Programme

Site set up / Conclude strip out works.

- March / April 2023

Main refurbishment works.

- Commence June 2023
- Completion December 2024

2.0 Introduction

This is a proposal for the site known as Paternoster apartments in Exeter, Devon. The proposed works comprise the strip out of the former commercial / retail space and refurbishment into 24 new apartments, in accordance with the approved drawings.

On awarding the contract, the agreed contents of this Construction Management Plan must be complied with by the building contractor and all parties associated with the construction of the project unless specifically agreed otherwise by the local authority.

The Project Manager shall work with the local authority to review and amend where necessary the Construction and Environment Management Plan should any issues arise in relation to the construction of the development. Any future changes and revisions to the plan must be approved by the local authority and complied with thereafter.

3.0 Construction Start / Completion Dates

We currently await confirmation of the exact start and finish dates for the building works, however the target date for site set up and commencement of the refurbishment works is spring 2023 with completion no later than December 2024



4.0 Proposed Working Hours

The working hours for the project are restricted to 8.00am to 6.00pm Mon-Fri and 8.00am to 1.00pm Sat

5.0 Access For Deliveries, Site Unloading and Exit

Following consultation with Phil Thorpe of X Consulting Engineers it is the intention of Grenadier Paternoster Ltd. that works adjacent to the highway and public footway will not commence for a number of months (4 months minimum). The immediate works will be within the building footprint only, with no disruption to the access of the footway or the highway itself, with all welfare, site storage and general site goings on being located within the building.

Hoarding and scaffolding is therefore not envisaged to be agreed or installed prior to this period, and at the point of application the relevant discussions with yourselves will commence once the full extent of work is known. We trust this provides enough evidence for you to be able to sign off this particular pre-commencement planning stipulation.

The front entrances will be kept closed and monitored by nominated persons and only when deliveries are made to the site will they be opened

6.0 Size of Vehicles

Box vans and tipper trucks will be encouraged generally, and no articulated vehicles will be used during the duration of the project. The largest vehicle allowable from the supply chain will be a 7.5 Tonne rigid vehicle.

Projected vehicle movements are approximately 2-4 per day, although.

7.0 Parking and Loading Arrangements

All sub-contractors and suppliers will be required to give prior notice of deliveries and Site Management will be responsible for the co-ordination of all material deliveries and movement in accordance this Construction and Environment Management Plan.

No parking will be permitted outside of the site and all sub-contractors will be encouraged prior to commencement to use public transport whenever possible. Parking will be available in pay and display bays both on street and within the central car parks.



9.0 Hoarding

Hoarding will be required to the perimeter of the site and details will be provided to the local authority for approval once proposals are finalised. Fly posters and graffiti will be removed immediately should either be experienced.

10.0 Control of Dirt and Dust, Noise and Nuisance

No external works are required on this development although there will be limited works required to the external façades that will need to ensure noise is limited. In this regard, the use of radios will not be permitted within the boundaries of the site and all scaffolding will be sheeting to improve the reduction in passage of sound as best as possible. In addition, the small amount of drilling and grinding that may be required to external elevations will be carried out with water suppression to avoid any nuisance by dust.

During the course of the works, ground and first floor windows and doors will be kept closed at all times, but in the event any complaints regarding noise nuisance are received, the contractors will respond and ensure close liaison with environmental health to resolve any issues with immediate effect.

11.0 Details of Consultation with Local Businesses or Neighbours

As individuals, as a company and in partnership with our supply chain, we and our chosen contractors will take due care of the local community and environment within which we shall be working. The site team will have a direct responsibility for fostering good relations with all neighbouring residents and businesses.

From the start of the project an individual directly involved in the management of the site will be identified as being the single point of contact for all liaison with the general public. In the event we have any complaints arising from the works, local residents, shoppers and businesses will be able to call personally in to the Site Manager. Any member of the public visiting site to raise complaint will be requested to sign in and escorted to the Site Management area. In the event a person is allowed on the construction site having been escorted to the offices, they will need to go through the site's health and safety project induction.

Our point of contact will deal personally with comments or complaints and will ensure that they are dealt with swiftly. We will initiate early and honest communications to establish a good rapport with our neighbours, particularly with the adjacent businesses, which will help reduce the potential for problems arising during the construction process.

Particularly sensitive work or issues will be dealt with in a professional and accountable manner, with all concerned parties being kept informed at all times.



Information boards will be displayed at the front entrance to the site that will highlight the key personnel on site and their contact details.

12.0 Fuel consumption

As part of our environmental approach, we seek to source materials from local companies. This is a key driver for our business and reflected at our other projects.

In addition, wherever practical we strive to procure local contractors for the project therefore minimising transport costs and impact on the local environment.

Sustainability is the #1 priority for to Grenadier and its chosen contractors.

13.0 Waste Management

During the course of the project, we will ensure a zero to land fill policy including

- The site is kept clean and safe with waste materials marshalled into collection and sorting zones
- Waste that cannot be reused, will be collected within the boundaries of the site and transported to a skip located off site or directly to Binnit / Costal Recycling
- Waste will be segregated on site into recycled / plasterboard / timber / Hazardous
- Timber will be gifted to upscalers for furniture / kitchen equipment

We will also ensure that all access routes, fire escapes and staircases are swept daily and kept clear of debris on a regular basis to maintain high standards of health and safety on the project. All general areas of the project will be swept clean as required.

It goes without saying burning of materials will not be allowed.

14.0 Construction Environmental Objectives

The following bullet points set out the construction objectives for this development

- Make every effort to minimise the impact of our operations on the environment.
- Prevent pollution.
- Minimise energy use wherever technically and commercially practical
- Minimise waste production.
- Minimise mains water usage.
- Maximise the % of waste sent for recycling ~ No waste first policy.
- Use only sustainable sources and materials.
- Increase the environmental awareness of all construction staff and operatives
- Work with the supply and value chain to improve environmental performance.