
PROPOSED HOUSING DEVELOPMENT AT BALLYOGAN COURT

CONSTRUCTION MANAGEMENT PLAN

Jan 2019

PROPOSED HOUSING DEVELOPMENT

AT

BALLYOGAN COURT

CONSTRUCTION MANAGEMENT PLAN

**Nicholas O'Dwyer Ltd.,
Consulting Engineers,
Nutgrove Office Park,
Nutgrove Avenue,
Dublin 14.**

Jan 2019

Project No: 30405					
Revision	Reason for Revision	Prepared by	Reviewed by	Approved by	Issue Date
-	First Issue	N Skelton	N Skelton	K. McGauran	01/2019
A					
B					
C					
D					

CONTENTS

1. INTRODUCTION	2
2. LOCATION AND SCHEME DESCRIPTION	2
Existing Site Location	2
Proposed Scheme	3
3. TRAFFIC MANAGEMENT DURING CONSTRUCTION	3
Local Road Network	3
Impact on Roads during the Construction Works	4
4. WORKING HOURS	4
5. CONTROL OF NOISE	5
6. CONTROL OF MUD AND DUST	6
7. WASTE MANAGEMENT	6
8. SITE COMPOUND	7

1. INTRODUCTION

This Construction Management Plan is prepared and submitted for a new development of 121 housing units on a greenfield site in Ballyogan Dublin.

This report deals with the following aspects of the development:

- Traffic management during the construction
- Site Set up
- waste Disposal

2. LOCATION AND SCHEME DESCRIPTION

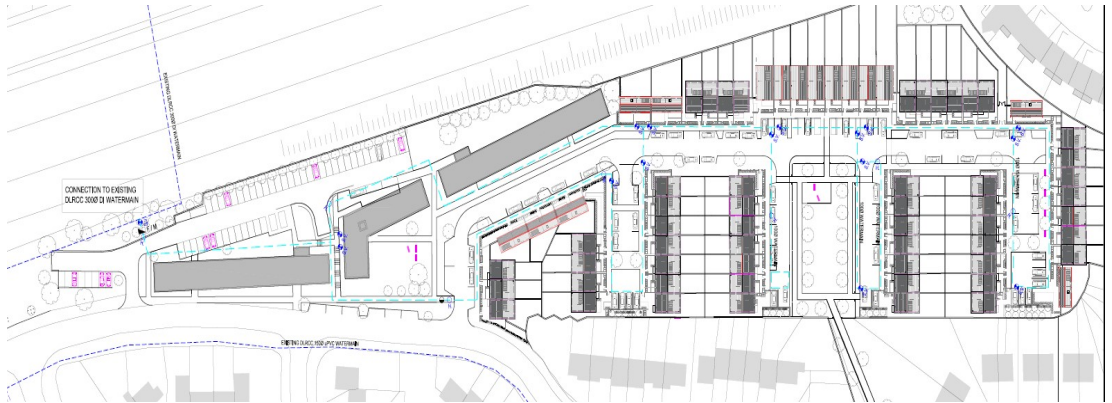
Existing Site Location



The proposed development site is located adjacent to the existing M50 and within the existing residential area of Ballyogan.

The current site is a green field site with access through a double gate off Ballyogan Drive.

Proposed Scheme



The proposed development will consist of 119 units split between apartments and housing. The apartment blocks which extend to a maximum of 6 storeys with the housing generally 2 storeys.

3. TRAFFIC MANAGEMENT DURING CONSTRUCTION

The proposed scheme will have a new internal access road and connect to the existing road network at Ballyogan Drive.

The site will be accessed from Ballyogan Road through Ballyogan Court and on to Ballyogan Drive.

The Traffic Management Plan is to be developed by the successful contractor prior to commencement of the works and submit to Dun Laoghaire Rathdown County Council for approval.

The Plan is to be prepared with reference to the following;

- Traffic Signs Manual - Chapter 8 Temporary Traffic Measures and Signs for Roadworks.

- Guidance for the Control and Management of Traffic at Road Works published by Department of Transport

Local Road Network

Ballyogan Road extends from the round about at Carrickmines / M50 up to the Murphystown Way towards Sandyford. This road also has the LUAS line running parallel to the road with access to LUAS stations. There are footpaths/ cycle ways on both sides of the Ballyogan Road providing easy access for all modes of transport.

The connection of the proposed development site to the Ballyogan Road is through the residential estate and across the LUAS rail. The main junction at Ballyogan Road/Ballyogan Court is a signalled junction. There are footpaths to both sides of Ballyogan Court.

There is a school located near the Ballyogan Road junction along Ballyogan Court. There has been road upgrading scheme at this area with off street parking and overflow car parks.

All roads are subject to a 30km/h speed limit.

Impact on Roads during the Construction Works

It is anticipated there will be minimum impact on the surrounding road network during the construction of the works. The main potential impact from construction traffic will be at the Ballyogan Road junction.

It is proposed that restrictions on deliveries to the site will be requested on the Contractor during the school opening and closing times to reduce the potential delays caused to traffic.

During the construction of the new access junction on Ballyogan Drive there will be a requirement for a static lane closure which will reduce the width of the road slightly.

The appropriate level of signage and temporary traffic measures required for a static road closure and will there will be method statements and risk assessments developed by the PSCS during the construction stage.

Temporary safety or pedestrian barriers placed around the working area shall be clearly defined by temporary road signage and coning as specified in the Traffic Signs Manual.

It will be requested that the new site entrance be completed early in the construction programme so this will be the main construction access for the development.

Provision shall always be made to maintain safe pedestrian passage along Ballyogan Drive.

The Contractor shall submit a developed Construction Stage Management Plan prior to commencement of the works.

The Contractor shall appoint a representative as their liaison person to carry out consultations with the school and local stakeholders prior to commencement and during the construction works.

4. WORKING HOURS

Working hours will be 7am- 5pm Monday to Friday and 8am- 2pm on Saturdays. Working will not be permitted on Bank Holidays or Sundays unless agreed with the Employers representative.

Working outside of the agreed hours will only be with the written permission of the Employers representative.

5. CONTROL OF NOISE

The noise levels as scheduled below will only be permitted when consent has been obtained.

The ambient noise level, Leq from all sources when measured 2.0m above the ground at any monitoring station shall either not exceed the appropriate level given in the schedule or not exceed by more than 3dB(A) the existing ambient noise level, Leq at the monitoring station measured over the same period, whichever is the greater. The maximum sound level shall not exceed the level given in the schedule. The contractor may be given permission to carry out works which exceed the levels in the schedule, provided that 5 working days' notice from the date and timing of these works is given to the Employers Representative and Dun Laoghaire Rathdown County Council. After consultations with the Local authority and any other interested body a decision will be given within 3 working days of receipt of the notice.

Days and Times	Hours	dB Laeq, 1hr	dB Lamax
Monday to Friday	7.00 – 18.00	70	80
Monday to Friday	18.00 – 22.00	60	65
Saturday	08.00 – 18.00	65	75
Sundays and Public Holidays	00.00 – 24.00	60	65

Notes

- Noise levels relate to free field conditions. Where noise control stations are located 1m from the facades of buildings the permitted noise levels can be increased by 3 dB(A).
- The ambient noise level, Leq, at a noise control station is the total Leq from all the noise sources in the vicinity over the specified period.
- The existing ambient noise level, Leq, at a noise control station is the total Leq from all the noise sources in the vicinity over the specified period prior to the commencement of the works.

The Contractor shall comply in particular with the following:

- All vehicles and mechanical equipment shall be maintained in good and efficient working order and shall be fitted with effective exhaust silencers.

- All compressors shall be sound reduced models fitted with properly lined and sealed acoustic covers.
- Machines in intermittent use shall be shut down in the intervening periods between works or throttled down to a minimum.
- Generators or any other plant shall not be left running after hours unless in an emergency.

The Contractor shall furnish any information as maybe required by Dun Laoghaire Rathdown County Council in relation to noise levels of equipment and machines that will be used on site.

6. CONTROL OF MUD AND DUST

The Contractor shall ensure that adequate provision is made to damp down areas where activities are likely to create dust. Measures shall include spraying by pressure hoses to suppress dust and provision of bowers and suction road sweepers where appropriate.

Plant shall be sited and screened where necessary to minimise dust emissions.

All stock piles of demolition or excavations shall be covered to prevent generation of dust.

The Contractor shall take all necessary measures to prevent spillage onto public roads.

The Contractor shall provide a wheel washing equipment or other methods as approved by the Employers Representative for all plant leaving the site area. Where mud or site material is carried out on to the public pavement the Contractor shall take all necessary steps to ensure the roads are cleaned immediately.

The contractor shall clean the public gullies in the vicinity of the site before the works commence and at regular intervals during the works to ensure there is no blockages.

The Contractor shall also undertake to replace any road markings in the vicinity of the site as and when the need arises.

7. WASTE MANAGEMENT

All waste arising from the construction will be managed and disposed of in accordance with all current legal and industrial standards including

- Waste Management Act 1996 as amended and associated Regulations.
- Litter act 1997
- Packaging regulations 2003
- Waste Management Plan for the Dublin Region 2005 -2010

The following publications are to be referenced during the construction of the works for the disposal of waste.

- Best Practice Guidance on the preparation of waste management plans for construction and demolition projects.
- Construction and Demolition Waste Management hand book.

There will be limited disposal of material off site as it is proposed to store all excavated material on site for reuse and there is no demolition of buildings.

General construction waste which can be recycled such as timber, plastic and metals will be segregated on site and collected by an approved collection contractor.

There will be a general skip for C & D waste not suitable for recycling. This skip will include wet waste including food waste, contaminated cardboard.

No burning of waste will be permitted on site.

The Contractor will be required to provide records of all waste disposed from the site. These records will contain information on haulage contractor, location of disposal of the material, quantity of material disposed, licences for the reception facility and licences for the haulage contractor.

8. SITE COMPOUND

The site compound for the construction works will be located within the development site.

The compound will be large enough to cater for the storage of plant, materials, welfare facilities and car parking. There will be no parking of workers vehicles on the surrounding public roads.

The Contractor shall agree a location for the compound with the Employers Representative prior to commencing on site.