



**192232 - Tallaght Public Realm, Belgard  
Square North environs, South Dublin**

**Outline Construction Management Plan**

**July 2020**

## Document Control

Document Number 192232-CMP-PL0

Revision	Description	Date	Prepared	Checked	Approved
PL0	Planning issue	24-07-2020	J.P. Murray	M. Richardson	P. Casey

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## 1 Introduction

The purpose of this document is to briefly outline the general activities required for the construction of the proposed Belgard Square North environs, Tallaght, South Dublin.

This report was prepared for South Dublin County Council (SDCC) in relation to the planning application for the proposed development and deals specifically with the Outline Construction Management Plan.

## 2 Description of the Works

*Public realm works totalling approximately 1.2ha to include proposed new public space at Innovation Square, proposed Pedestrian Crossing on Belgard Cookstown Link Street; proposed new Belgard Square North/Airton East West Pedestrian Link Street; Pedestrian crossings at Belgard Square North and Belgard Cookstown Link Street, redevelopment of County Hall Pedestrian Link; redevelopment and reprofiling of levels within Chamber Square. Proposed works to include the reconfiguration of existing County Council carpark including widening of County Hall Pedestrian Link with additional planting, seating and relocation of wheelchair accessible parking spaces, a new pedestrian crossing and associated amendments to the carpark. Proposed works to include a new advertising totem in Innovation Square extending to a maximum height of 2.4m x 1.5m.*

*Proposed works to include all ancillary site development and landscaping works, including public lighting, play equipment, furniture and sports equipment, cycle parking, seating, pathways, planting, surface water drainage and boundaries.*

## 3 Indicative Construction Programme

It is estimated that the construction programme for the works associated with the proposed works will last approximately 6-12 months from the date of commencement. This estimation is based on the typical construction programmes for other similar developments that are currently underway. It is envisaged that construction of the proposed drainage, landscaping and road works will be carried out over a single phase. The Main Contractor will be required to prepare a detailed construction programme as part of their tender proposal.

## 4 Site Set-Up and Security

The Main Contractor will be required to submit a site layout plan that will detail the proposed location of the site compound. The Contractor will ensure that the site compound will be serviced as required and will be secured with appropriate fencing/hoarding. The site compound will be used as the primary location for the storage of materials, plant and equipment, site offices and worker welfare facilities. As Project Supervisor Construction Stage (PSCS), the Contractor will be responsible for site security and they are to ensure that the site and site compound are adequately secured at all times.

As with the other construction activities that are being carried out within the SDCC local authority area, activities associated with the construction compounds will be subject to restrictions to the nature and timing of operations so that they do not cause undue disturbance to neighbouring areas and communities.

The site layout plan will also include the site perimeter and the proposed detail with regards the hoarding and gate system. Wheel wash facilities are also required within the site layout to minimise waste material being deposited on public road.

## 5 Site Access

Site access and egress from the site will be from the Belgard Square North road, Tallaght. At this stage it is assumed that all construction traffic will arrive along the Belgard Square North road, where there will be access to both the northern and southern parts of the site. The Contractor will ensure that both entrance points to the construction zone are controlled as required. Refer to Figure 1 for illustration.



Figure 1: Proposed entrances to/from site at Belgard Square North Road, Tallaght, Dublin 24  
(image courtesy of [www.google.com/maps](http://www.google.com/maps))

## 6 Material Storage and Delivery

The Contractor will ensure that the delivery of materials is coordinated to minimise impacts to adjacent properties. The Contractor will ensure that all materials are adequately stored and secured in their site compound.

For more details please refer to the Construction and Demolition Waste Management Plan prepared and included in the planning submission.

The Contractor will ensure the roads adjacent to the site are kept clean and free of debris.

## 7 Traffic Management Plan

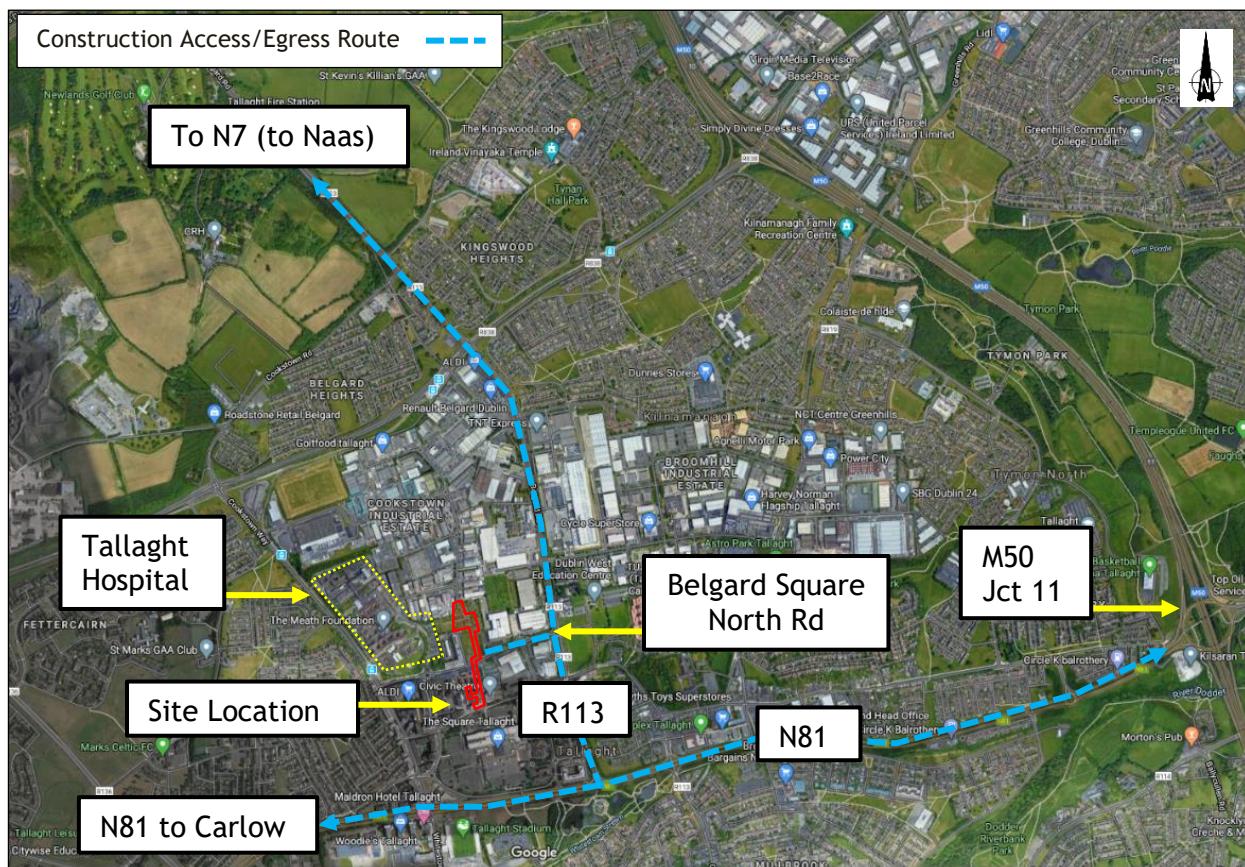
The Contractor will be required to prepare and submit a detailed traffic management plan as part of their tender submission. Once appointed, the preferred Contractor will further develop the traffic management plan as required for the developer to submit to the local authority for approval in advance of works commencing onsite. The Contractor will ensure that advanced warning signs are erected on approaches to the site as required by the PSCS. The Contractor will use a competent sign provider and all signage that meets the requirements of the Safety, Health & Welfare at Work (General Applications)

Regulations 2007 and Chapter 8 Traffic Signs Manual. Any proposed temporary road markings must also confirm to the requirements of Chapter 8 of the Traffic Signs Manual.

The Main Contractor will be responsible for all site access and works activity and must ensure the continued operation of surrounding local road network as a result of its construction traffic. Particular attention must be given to the temporary pedestrian routes and controls along Belgard Road North, and the procedures to ensure the continued safe operation of the remainder of the SDCC car park.

It is proposed all heavy goods and construction traffic use the route described below to gain access to the N7, N81 and M50. By turning eastward on exit site vehicles can limit traffic passing the busy area surrounding Tallaght hospital, while also containing construction traffic

Exiting eastward along the Belgard Square North road leads to the R113. Traveling northwards on this route leads to the N7 to Naas, while southwards leads to both the N81 to Carlow and the M50 (Junction 11). Refer to Figure 2 for illustration.



**Figure 2: Proposed route to/from site at Belgard Square North Road, Tallaght, Dublin 24**  
(image courtesy of [www.google.com/maps](http://www.google.com/maps))

The Contractor must submit a Construction Traffic Management Plan to the Local Authority for approval. Haulage vehicle movements should be fully coordinated to comply with the requirements of the agreed plan:

- Construction vehicles must not stop or park along the routes at any time;
- Haulage vehicles must not travel in convoys greater than two vehicles at any time;
- Site entrance to remain free of parked or stationary vehicles at all times;
- All loading of demolition material will occur within the site boundary;
- All off-loading of deliveries will take place within the site, remote from the public road and will access via the agreed construction access point.

- Non-essential traffic shall be minimised at peak traffic times

The site is located in an urban area where the road is shared with public road users and the flow of construction traffic will need to be marshalled and controlled to ensure that potential conflicts are avoided as much as possible.

There are no proposals to introduce temporary road closures or temporary traffic light signals to facilitate construction of the proposed development. There are also no proposals to amend the existing local access arrangements to the surrounding areas.

For more details please refer to the Construction and Demolition Waste Management Plan prepared and included in the planning submission.

## 8 Potential Interface with Other Projects

The proposed works will likely have an interface with other projects within the greater region. The appointed Contractor may need to coordinate with other Contractors in the locality to ensure a smooth interface between projects.

There may be a number of PSCS's operating in the urban locality at any one time on individual sites. It will be responsibility of the appointed Contractor as PSCS to ensure that delivery and haul routes, site access and egress points and potential crossing points associated with the site are fully coordinated and agreed with other Contractors in advance of the works commencing.

## 9 General Construction Approach

### 9.1 Construction Working Space

Construction working space will be set out in the detailed construction management plan at compliance stage.

Construction access routes, haul routes and delivery routes to the site are to be agreed with the Engineer/Employer's Representative in advance of works commencing onsite.

Any road closures required will be submitted and approved in advance with the local authority. It is the responsibility of the Main Contractor to prepare and submit the road closure application to the local authority in advance of works commencing onsite.

It is not anticipated that a tower crane will be required for the works, and it is acknowledged that the site is in a designated aeronautical zone.

### 9.2 Outline Strategy

It is currently envisaged that the proposed development will be completed in a single phase as outlined below. For further details relating to the works, please refer to the more detailed planning drawings (drainage, road, landscape, etc.). The strategy is outlined as follows:

1. Construction of two temporary entrances to site(s) on Belgard Square North road (see PUNCH drawings submitted with this planning application).
2. Installation of secure perimeter fencing and hoarding along site boundary as required and establish site compound.
3. Construct trench for installation of new drainage system. This includes a large area for the 2no. attenuation tanks at the north and south of the site.
4. Installation of drainage system.
5. Connections to external stormwater networks.
6. Regrading of topsoil throughout site.

7. Delivery of landscaping and parks/recreation elements throughout the above, as per the architectural requirements.
8. Construction of proposed pedestrian crossing on the Belgard Square North road.

### 9.3 Outline Works Description

The construction works will involve an indicative sequence of works, as described in short below. The Contractor will outline works which impact public spaces within the Construction Management Plan that shall be subject to submission and agreement with SDCC.

#### 9.3.1 Hoarding, Site Set-up and Formation of Site Access/Egress

The site area will be enclosed with hoarding details of which are to be agreed with SDCC. Hoarding panels will be maintained and kept clean for the duration of the works. This will involve erecting hoarding around the proposed site perimeter in line with the finished development extents.

The available site footprint will enable the Contractor to set up the site compound within the site boundary.

The Contractor will be responsible for the security of the site. The Contractor will be required to:

- Operate a Site Induction Process for all site staff;
- Ensure all site staff shall have current ‘Safe Pass’ cards and appropriate PPE;
- Install adequate site hoarding to the site boundary;
- Maintain site security at all times;
- Install access security in the form of turn-styles and gates for staff;
- Separate public pedestrian access from construction vehicular traffic;

This will be completed in conjunction with the construction of site entrances on Belgard Square North road as per Figure 1.

#### 9.3.2 Site Clearance and Demolition

The site is composed of a brownfield area to the north of Belgard Square North road. This will require the demolition and removal of a hardstanding pathway that navigates through an unused predominantly green area. It will also require the removal of some trees and bushes. The southern area of the site will require the demolition and removal of hardstanding material, along with some small area of trees and planting. This area is in very close proximity to offices, and will require consideration to the occupants during demolition and construction works.

#### 9.3.3 Construction Sequence of Development

The construction methodology and programme of these activities will be dictated by the Contractor.

The Contractor must prepare a Construction and Demolition Waste Management Plan in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects” (Department of Environment, Heritage and Local Government, 2006) and ensure that all material is disposed of at an appropriately licensed land fill site. The Contractor must also outline detailed proposals within the Construction Management Plan to accommodate construction traffic.

**Drainage Works:**

- Digging of trench for storm drainage works. This includes large areas at the north and south for the 2no. attenuation tanks. Connection of new storm drainage system to existing storm sewer.

**Landscaping:**

- Regrading of site in line with landscaping design. The site falls from north to south with a slope of approximately 2%. Construction of any landscaping features as per architectural drawings.

**Roadworks:**

- Construction of proposed pedestrian crossing and road service crossings on the Belgard Square North road and new link road to west of site.

The above represents a high-level indicative construction sequence only. The actual sequence will be dictated by the Contractor. The Contractor will issue a detailed construction programme outlining the various stages prior to commencement of works.

## 10 Waste Management Plan

The Main Contractor will be required to prepare a detailed waste management plan for the project. This will be included in the overall construction management plan that will be submitted to the local authority.

At contract stage a developed Waste Management Plan with actual daily volumes and specific haul routes shall be developed by the contractor.

For more details please refer to the Construction and Demolition Waste Management Plan prepared and included in the planning submission.

## 11 Communications and Local Stakeholder Management

The Contractor will, as required, liaise with owners of the local properties in advance of works commencing onsite. The Contractor will use a competent sign provider and all signage used will meet the requirements of the Safety, Health & Welfare at Work (General Applications) Regulations 2007 and Chapter 8 Traffic Signs Manual.

## 12 Construction Noise, Dust and Vibration

The Main Contractor will be required to monitor noise, dust and vibration as will be outlined in the planning conditions. The Contractor will establish baselines for noise, dust and vibration in advance of works commencing onsite. As part of their detailed construction management plan, the Contractor will be required to clearly indicate how they plan on monitoring noise, dust and vibration throughout the course of the project. The Contractor will also be required to clearly outline the mitigation measures they plan on putting in place to ensure any breaches in the baselines are mitigated.

For more details please refer to the Construction and Demolition Waste Management Plan prepared and included in the planning submission.

## 13 Working Hours

The proposed hours of work on site will be 07:00 hrs to 19:00 hrs Monday to Friday and 08:00 hrs to 16:30 hrs Saturday unless otherwise specified by planning conditions. It is anticipated that construction working hours will be stipulated in the planning conditions attached to the planning grant. Any working hours outside the normal construction working hours will be agreed with SDCC. The planning of such works will take consideration of sensitive receptors, in particular any nearby businesses and homes.

For more details please refer to the Construction and Demolition Waste Management Plan prepared and included in the planning submission.

## 14 Lighting

There are no proposals to alter the existing lighting arrangements in the area. It is not envisaged that any existing public lighting will need to be disconnected as a result of the proposed works. Appropriate lighting will be provided as necessary at construction compounds. All lighting will be installed so as to minimise light spillage from the site.

## 15 Construction Employment

Construction employment numbers will vary depending on the construction stage of the project and the actual approach adopted by the Contractor. However, it is anticipated that at the peak of construction there may be a workforce of approximately 30 people employed (maximum).

A temporary car park for construction workers shall be provided on a stoned hardstanding area that has good drainage and will be brushed periodically to keep free from soil deposits.