

16 SAXON STREET, MANCHESTER, M40 7BY

CONSTRUCTION MANAGEMENT PLAN FOR

DEMOLITION OF EXISTING BUILDING, ERECTION OF 2.NO SEMI-DETACHED HOUSES,
EXTENSION AND ALTERATION OF EXISTING HOUSE, ASSOCIATED PARKING AND
EXTERNAL WORKS

Client	Sandton London EC1Y Ltd Suite 1 315 Regents Park Road Finchley London N3 1DP
Principal Designer	TBC
Principal Contractor	TBC
Emergency Contact Number	TBC
Local Authority	Manchester City Council P O Box 532 Town Hall Manchester M60 2LA

Introduction

This Construction Management Plan has been prepared in order to satisfy Planning Conditions for Full Planning Permission.

A proactive approach will be taken to keeping site neighbours informed of continuing activities. Site contact details will be issued and displayed around the site.

Project/Site Location

The project consists of the demolition of an existing building, erection of 2.no semi-detached houses, extension and alteration of existing house, plus associated parking and external works.

The site is located on Saxon Street which consists of 2 & 3 storey terraced and semi-detached residential properties. Saxon Street is in the Miles Platting, Manchester. The site is a large end plot which consists of an existing semi-detached dwelling and derelict detached building.

Construction Access/Compound/Parking

Pedestrian and vehicular routes along Saxon Street will be in use during works. Contractor to ensure all site deliveries are accompanied by banksmen for delivery vehicles turning off the highway. Parking is not restricted on Saxon Street but care should be taken to keep clear of neighbouring properties. Access and egress to the site will be via gated access off Saxon Street. The site compound will be the whole site with the existing property used as the contractor's facilities.

Directional signage will be provided to clearly demonstrate the site entrance/exit.

The site is already fully secured by an existing wall and gated access. Access will be managed during the day. When the existing wall is adjusted the site will be fully secured at all times by means of a 2m high, Heras type fencing.

Noise and Vibration Control

Whilst working on site the contractor will adhere to the recommendations of BS 5228-1, clause 9.3 to minimize noise levels during the execution of the Works. The project is a relatively simple housing scheme with no notable works which would cause significant noise pollution. The close proximity of residential housing has been noted and there will be no operation of heavy plant etc. outside normal working hours of 8.00am –5.30pm.

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. Try to ensure all plant used on the site is effectively silenced. No externally audible radios or other audio equipment will be allowed on site

Dust Mitigation

Dust levels will be regularly monitored visually. Materials and Waste being delivered to/removed from site will be transported using covered vehicles to minimise the spread of dust to the surrounding area. Any tipping of loose materials will be supervised by a banksman who will ensure it is offloaded in a controlled manner to reduce the creation of dust clouds.

No mechanical cutting will take place without suitable and sufficient measures in place for the control of dust. This will include dust suppression attachments and the use of wet cutting extraction. Tracks and roadways on site (and roads off site) shall be monitored and cleaned regularly as required. Emissions from plant/vehicles on site will be kept to a minimum by keeping plant properly maintained and regularly serviced. As noted above, when not in use machines and plant will be shut down. If dust emissions are generated in dry period the contractor will use water spray to wet the material and suppress the dust. The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties. All site staff will have appropriate PPE to protect them from the effects of dust.

Site Waste Arrangements

It is intended to control the design of the project with the objective of keeping waste generation and disposal to a minimum. Waste will only be disposed to appropriately licensed facilities. Construction waste will be dealt with either by the provision of segregated skips or by utilising the facilities of a recognised licensed sorting depot. At no time will the burning of waste materials be permitted on site. Every effort shall be taken to comply with the Environment Protection Act 1990 to prevent the pollution of the existing watercourses whilst works are being undertaken. Materials will be handled efficiently and waste managed appropriately. The constructor shall aim to minimise waste and to recycle as much material as possible.

Sheeting over of construction vehicles

Wherever possible, the need for people to climb on top of vehicles should be avoided. The use of automated or mechanical sheeting systems are to be used where possible. If manual sheeting systems are to be used, safe access work platforms are to be used or gantry/harness systems. Vehicles will not be overloaded and should try to be evenly loaded. Sheeting should take place within the site compound and pedestrians excluded from the area. Access on to vehicles should be restricted to those people permitted to do so, eg a well supervised and monitored safe system of work for maintenance workers. Nobody should attempt to gain access whilst a vehicle is in motion; this is a significant cause of accidents each year.