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Preliminary Construction Management Plan
at **STORE STREET,**
MANCHESTER

Date: 20th December 2021

1 Project Particulars

1.1 The Project:

M1 Piccadilly, Manchester

1.2 Location:

Land on the South side of Store Street, Manchester, M1 2NH

1.3 Programme Start Date:

TBC

1.4 Programme Completion Date:

24 Months from Programme Start Date

1.5 Site Description:

The construction of a 15 storey (ground floor plus 14 floors) tower, to comprise 54 apartments (Use Class C3) with associated residential facilities (including residents' lounge, roof terrace and office space), two car parking spaces and 54 cycle parking spaces, landscaping, access and associated development on land south of Store Street.

The site is currently unoccupied and will remain so throughout the duration of the construction of the project.

It is noted that there are several properties located nearby. A letter drop will be distributed which will advise the neighbouring properties on the works and how to make contact with the site team.

The building to be constructed covers the entire area of the site. Generally, the working hours of site will be 7.30am – 6.00pm Monday to Friday.

Limited weekend working is anticipated but working hours will be restricted to 8.30am to 2.00pm on Saturdays.

This Construction Management Plan is drafted as a Preliminary Construction Management Plan to provide guidance to the Main Contractor. The Main Contractor will be responsible for developing the strategy further following Contract Award.

2 Site Access & Deliveries

- 2.1 We will liaise with the Local Authority to obtain all necessary licences and consents.

The following licences are considered required at this time:

Parking bays suspension notice

Footway Temporary closure notice

Temporary pedestrian crossing points over the highways

Opening notices for highways and footpaths for Drainage outfall works into UU apparatus in highway on Store St.

UU applications required for the same

Hoarding notices

- 2.2 We will provide a safe site access point including, but not limited to, the provision of safety signage, route markers and notices, the provision of all temporary access roads and barriers and the provision, where necessary, of a site gateman. We will include for mitigating the effects of construction traffic upon the users, both pedestrian and vehicular, of adjacent property and the adjoining surrounding highways.

- 2.3 We will obtain and comply with the Local Authority's respective requirements regarding access to and egress from the site, together with any specific requirements regarding traffic and other regulations.

- 2.4 We will ensure that all roads to and from the site are kept clean of any debris and dust arising from the Contract works. We will ensure that all pedestrian and vehicular traffic is provided with unhindered access and movement at all times.

- 2.5 We will provide a Method Statement for approval for deliveries and access to the site.

3 Site Supervisory and Administrative Staff

- 3.1 A fully competent Site Agent will be deployed on the site to manage the works. The agent will have the relevant CSCS certification.

- 3.2 All site operatives and visitors to site will be given project specific induction training.

All site operatives will be required to provide copies of their skills competence for their skill/ trade and for the items of plant and machinery that they will be required to operate. Copies of all documentation will be retained on file by the Contractor.

This induction training, while focussed on the project site rules and the hazards specific to the work operations to further ensure that that each site operative is aware of the impact an injury can have on themselves and their extended family, friends and work colleagues.

The induction script and records of induction will be held in the Construction Phase Health & Safety Plan

The contents of the inductions are listed below:

1. Health and safety targets on this site
2. Health and safety behaviour
 - 2.1 Health and safety responsibilities
 - 2.2 Respect of others
 - 2.3 Put safety first
3. Protecting your safety
 - 3.1 Fall from height
 - 3.2 Electrocution
 - 3.3 Struck by moving plant
 - 3.4 Excavations
 - 3.5 Fire
 - 3.6 Housekeeping/ Good order
 - 3.7 Mobile phone policy
4. Protecting your health
 - 4.1 Manual handling
 - 4.2 Dust, fumes, chemicals, substances 7 contaminated land.
 - 4.3 Noise
 - 4.4 Vibration
5. Safe systems of work
 - 5.1 Emergency procedures
 - 5.2 Accident reporting and at-risk observation reporting
 - 5.3 First aid
 - 5.4 Permits to work
 - 5.5 Risk assessment and Method Statements
 - 5.6 Drugs and alcohol
 - 5.7 Personal Protective Equipment
 - 5.8 Overlap of activities
 - 5.9 Discipline
6. Consequences of unsafe working

4 Skilled Workmen

- 4.1 We will only employ skilled workmen for the execution of the works. The Employer's Agent will be at liberty to dismiss from the site any persons employed by the Contractor in the execution of the works who will be guilty of misconduct or will, in the Employer's Agent's opinion, be incompetent or negligent in the performance of their duties. Such persons will not again be employed on any portion of the works.

5 Dust Control Measures

- 5.1 The objective will be to carry out the works in such a way that emissions of dust and other air pollutants including odour are limited and that best practicable means are employed to avoid the creation of a statutory nuisance and risks to human health and to avoid unnecessary impacts on sensitive habitats.

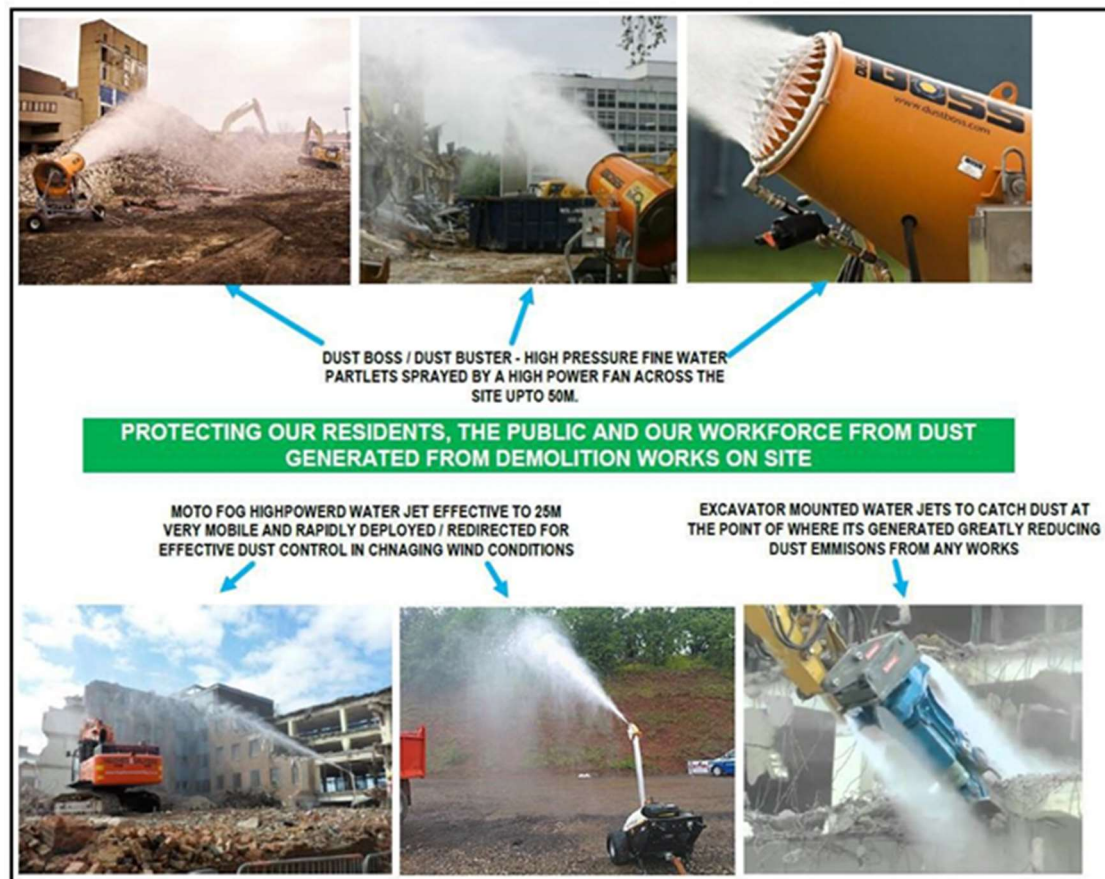
All tools will be fitted with dust suppression in the form of dust collection bags, vacuum attachments or water suppression to ensure that construction dust is minimised.

A vacuum should be used to reduce the circulation of dust, this will be an M or H-Type vacuum constructed to BS5415 and with 3-stage filtration – the risk assessment will consider the level of vacuum specification and how the filters are changed without exposing operatives to dust. Brushing/ sweeping is permitted but only when the area is dampened down prior to sweeping

In addition, all operatives who may be subjected to the risk of dust exposure will be face fit tested for a suitable and adequate RPE. PPF3 respirators are the only standard accepted on site.

If exposure to dusty works cannot be avoided, then adequate PPE must be provided to personnel on site. For all respiratory equipment used on site a valid face fit test must have been completed.

Demolition Phase - Dust Suppression & Reduction Methods – Demo Plan



Where stockpiles of material are being left on site, they must be kept dampened to prevent the wind from blowing off the stockpile.

Strategically placed dust monitoring devices will be placed within the site boundary. The equipment will monitor noise levels and notify the project team and other key personnel who require the readings, should levels exceed those set by the local authority/EA suggested levels.

6 Control of Noise/Vibration

- 6.1 It is not envisaged that any construction activity will create a large amount of noise issues over and above those to be reasonably expected of a normal construction site.

We can foresee no extraordinary causes for noise or vibration and will introduce standard control measures as specified by Method Statements and Risk Assessments

The risk of damage to the health from noise or vibration will be assessed as part of the activity task Risk Assessments completed by the site management team.

The Contractor will employ the use of noise monitors if necessary to establish the need for any further control measures if needed.

Exposure to vibration will be monitored by the Site Manager.

The Contractor is adhered to permitted times for work as per the planning conditions. The working hours specified to restrict noisy activities to certain periods of the day.

- Monday to Friday: 07.30 – 18.00
- Saturday: 08.30 – 14.00
- Sunday & Bank Holidays: No works to take place.

Prior agreement will be sought from Manchester City Council if occasions arise where it is necessary to work beyond these times.

Noise

- Selection of equipment will be carried out with the objective of reducing noise and vibration wherever possible. Only equipment conforming to relevant national or international standards, directives and recommendations on noise and vibration emissions will be used.
- Plant and equipment will be maintained and operated following manufacturer's instructions to run efficiently generating minimal noise.
- Where possible plant producing less noise or has noise control equipment (i.e. mufflers, silencers) will be used.
- Plant will be switched off when not in use.
- Plant and equipment supplied with acoustic enclosures will be operated with all panels closed.
- Site staff will enforce a policy whereby all plant is shut down when not in use.
- All stationary equipment with significant noise outfall will be sited to minimise noise nuisance to local residents.
- Site Staff will liaise with the local community and other affected parties in advance of the works to provide information on what activities we will be carried out on site and the reasons why these works are needed. E.g. leaflets delivered to residents within 300M of the site boundary. Information provided will include a full description of the proposed works, the duration, sources and character of noisy activities and the levels of noise expected to arise, with a contact name and telephone number.

Vibration

Vibration is not a significant factor for this project over the duration of the construction works. Whilst the piling works are undertaken, suitable vibration monitoring will be provided. The period for piling works will be minimal in relation to the overall duration of the project and suitable Party Wall Awards will be entered in as per the Statutory Requirements.

When loading materials into bins/lorries the material must be gradually lowered in and not dropped from height. Once a layer of material is in the bottom of the bin this will act as a cushion for the remaining material to be loaded in.

As bins get full, they may need to be compacted down using the attachment of the excavator. This is to be done carefully by pressing down on the contents of the bin and not hitting it from height. Excessive plant movements must be avoided when working close to the boundary lines with neighbouring properties. To help reduce the impact of vibrations travelling through the ground where possible machines are to sit on a bed of demolition debris to act as a cushion.

7 Working Hours

7.1 Standard Construction working hours are 7.30am – 6.00pm, Monday to Friday.

Generally, the site will operate within these hours, however it is likely that during certain stages of the build that extended working hours may be required.

Given the access constraints to site it is inevitable that certain deliveries will need to be made early in the morning or out of normal working hours.

It is difficult to ascertain the frequency of out of hours deliveries at this stage but may be reasonable to suggest that it would be daily during the peak of the project. This is a matter of compromise between existing occupants, traffic flows and progress. We would propose to trial deliveries during working hours, keep all parties fully informed and monitor traffic flows, careful site management will establish the best outcome.

8 Compound and Storage of Materials

8.1 Loading and unloading of all vehicles will take place within the designated site area unless another alternate location is otherwise agreed.

The Projects Director will provide the following minimum welfare facilities in compliance with the CDM Regulations Approved Code of Practice.

- Facilities for rest will have enough space for the number of operatives on site including rest areas with seats with suitable backs, food storage facilities and facilities for heating food and a fresh supply of wholesome drinking water
- Male and Female toilets with hot and cold running water for cleansing skin and provision of skin care products including pre-start barrier cream, hand cleanser, after work skin moisturiser and sunscreen
- Changing rooms with storage and drying capabilities suitable for the number of men on site

All welfare facilities will be cleaned daily.

First Aid boxes will be located at:

- The site office and canteen

First aiders on site will be identified by a first aid sticker on their safety helmet.

9 Scaffolding & Fall Protection

The control measures to determine the most appropriate fall protection system based on the three-stage hierarchy of control as documented in the Work at Height Regulations for managing the risk of falling from a height will be detailed within Risk Assessment and Method Statement (RAMS) . Where non-proprietary working platforms are to be used, the Project Manager will ensure that a detailed design is prepared and a suitable RAMS is documented with the control measure communicated to the relevant operatives.

Where practical, The Project Manager or Site Manager will plan the works to enable as much preparation and fabrication to be completed on ground level or off site where practical. All work design should be developed to minimise exposure to falls from height during initial installation, and subsequent fitting and commissioning of equipment.

Edge protection to be maintained around all existing works during construction. Barriers will be in-place beside any open cut excavations.

Both Working Platforms and Excavations will be checked with the Statutory Registers being completed by the site management team.

Scaffolding will be erected by a competent subcontractor to enable work at height to be completed safely and to provide safe access and egress. Copies of scaffolder training cards will be held in the Construction Phase Plan.

Any works using small hand tools or materials will be covered in the RA and MS for that element of the works. The risks of working at height include falling objects, particularly where work is undertaken above live work areas. The design and execution will be so as to prevent tools and materials falling through or from any works at height.

The Project Manager will implement the following controls where any work is to be completed with or near fragile materials.

- Access will be restricted to areas where a person could fall through fragile material.
- Safe and adequate means of access and egress will be provided to the roof area
- Where fragile material is restricted to a small area (i.e.: roof lights) these areas will be barriered off
- No person shall be permitted to walk or traverse over a fragile roof without the use of crawling boards, roof ladders, scaffolding, staging or other protective devices
- Consideration will be given to the use of safety nets suspended below the roof where applicable.
- Adequate supervision will be provided and that control measures remain valid for the duration of the work.
- All work involving fragile roofs shall be clearly identified prior to the start of work
- No lone working will be permitted

10 Removal of Waste

- 10.1 The Contractor will develop a Site Waste Management Plan and Traffic Management Plan for the scheme prior to any work commencing on site. All site operatives will be instructed to follow the traffic management plan (TMP), which will be explained to them at their induction. This will clearly define pedestrian and vehicular routes. The TMP will be updated regularly as the work progresses and the initial site develops. Where the traffic management plan changes, these will be communicated to all operatives.

Both plans will be posted in the site welfare facilities.

All drivers will receive instruction at the site gates and adequate signage and information will be displayed at the site gates.

A Method Statement/ Risk Assessment will be completed for loading/ unloading materials.

A daily inspection of the vehicle and pedestrian management plan will be completed and recorded by the project Manager.

The Project/ Site Manager will liaise with persons and parties potentially affected by deliveries to ensure that deliveries to site are planned minimise disruption to adjacent road users.

Wheel washing facilities will be placed at the site gate and will be supervised.

All vehicles exiting the site shall make use of a wheel wash facility prior to entering onto public roads, to ensure mud and other wastes is not tracked onto public roads

The adjacent roadways to the site will be monitored daily, road sweeps will take place if required.

11 Air Quality

- 11.1 An Air Quality Assessment has been provided to support the planning application. The Contractor will need to adhere to the recommendations detailed within.

12 Traffic Management

The Site Management Team is aware of the importance to segregate operatives and pedestrians from operated plant and site vehicles. The Site Management team will ensure that pedestrian access and egress routes remain unobstructed and clear of debris and material.

The Project Manager will develop a traffic management plan with the appointed demolition contractor for the site offices and compound. All site operatives will be instructed in their induction to follow the traffic management plan, which will be highlighted to all operatives inducted on site.

The following safety controls will be considered where practicable within the traffic management plan.

- Segregated site entrance for people and plant
- One-way traffic gate route to be used on site
- Physical barriers to separate people/plant throughout site where practical
- Barriers and warning signage to prevent direct egress from building/ structure/ welfare onto plant movement route
- Turning circles to be used
- Barriered reversing zones
- Daily inspection of vision aids, flashing beacons & reversing warning on mobile plant
- Banksman to be used for reversing operations
- Additional lighting
- Erection of information and warning signage
- Fencing around openings in the ground
- Speed limits imposed on site
- Inspection and maintain traffic routes
- Instruct all site operatives to "KEEP CLEAR FROM MOVING PLANT"

The traffic management plan will be reviewed for all construction phases and form part of the to date induction.

13 Storage of Materials

- 13.1 COSHH assessments will be completed for all hazardous substances. The Project Manager or Site Manager will pass appropriate information to the site operatives regarding the safe system of work to be followed for each hazardous substance. Access to Hazardous materials will be controlled by the Project Manager or Site Manager/Site Engineer by holding a key to a lock container.

All fuels will be kept in bunded tanks/bowlers which will be kept in a designated area where all refuelling will be undertaken. Spill kits will be available on site and all necessary fire fighting equipment will be sited adjacent to the refuelling areas and shown on the site fire plan.

All hand tools and work equipment will be stored in a site container when not being used.

14 Site Security

We will display adequate clean, clear and visible warning signage around the site to warn of the dangers of the construction site.

The site will be secured at the perimeter with a physical fence/hoarding and access gate to prevent unauthorised access.

All site management team have the authority to challenge any person who are believe are not authorised to be on site.

All person work and visiting the site will be required to signing the site attendant register.

15 Control of Lifting Operations

- 15.1 Any and all lifting operations will be carefully planned by the Appointed Person who will assist in the completion of lifting plans where required. The Appointed person will also check that all lifting equipment has been suitably tested and thoroughly examined not more than 12 months or for lifting accessories or equipment used for lifting persons not more than 6 months from the current date.

The competence card of the Crane operator will be inspected to ensure it covers the type of machine and is also that it is up to date.

A trained and competent Slinger/ Signaller will be available to assist the lifting machine operator.

All lifting equipment will be inspected weekly and records of such inspection recorded in the lifting equipment inspection register and the mobile lifting plant inspection register.

16 Parking for Contractors and Visitors

- 16.1 There will be no allowance for on-site parking.
- 16.2 Contractors and visitors will make use of the local car parks and the designated parking areas within the surrounding areas. All contractors will be advised that it is not possible to park vehicles on the highways and that offsite car parks will be utilised.

17 Site Contact Information

- 17.1 Site contact information is to be confirmed at a later date once the Main Contractor is formally appointed.
- 17.2 An emergency contact will be detailed upon the site hoarding for Out of Hours requirements.
- 17.3 A monthly leaflet drop will be encouraged to keep neighbours updated with progress and future activities.

18 Site Logistics Plans

The plan below details the site logistics for the site:

Key:

Welfare Facilities

Materials Storage Area

Tower Crane Location

Security/Perimeter Hoarding

