

Project Reference	One Eight Six Didsbury
Client	One Eight Six
Site Location	700 Wilmslow Rd, Didsbury, Manchester, M20 2DN
Building Reference	620423
Project Manager	Michael Bramhall

This report has been prepared by:

Name: Simon Hodson Company: Connaught Facilities

Address: 4 Barons Court, Graceways, Blackpool, FY4 5GP

Telephone: 07958081131 Email: s.hodson@connaughtfacilities.co.uk

Authorised for issue by:

PRINCIPAL DESIGNER:

Name: Michael Bramhall Signature: 

PROJECT MANAGER:

Name: Michael Bramhall Signature: 

CONTENTS

1	DESCRIPTION OF PROJECT	3
2	CLIENT'S CONSIDERATIONS & MANAGEMENT REQUIREMENTS.....	11
3	ENVIRONMENTAL RESTRICTIONS AND EXISTING ON-SITE RESTRICTIONS.....	18
4	SIGNIFICANT DESIGN & CONSTRUCTION HAZARDS	23
5	HEALTH & SAFETY FILE	26
APPENDICES		27
Appendix A		27
Appendix B		28
Appendix C		29
Appendix D		30
Appendix E		31

1 DESCRIPTION OF PROJECT

1.1 PROJECT DESCRIPTION

1.1.1 Site Location

1.1.1.1 The site is located at the junction of Barlow Moor Rd and Wilmslow rd, Didsbury.

1.1.1.2 at the following address:

700 Wilmslow Rd
Didsbury
Manchester,
M20 2DN

1.1.2 The Works to be Undertaken

1.1.2.1

As part of their proposals for the site the improvement of existing outdoor seating areas at the front and rear of the premises. Installation at the front of the building of glazed pergola structures and associated works. Existing window opening on the front elevation will be adapted to provide direct access to the seating area from within the building with the existing doorway being blocked up and reinstated as a window.

Rear seating area the existing non-original railings and gates to the boundary wall will be replaced with glazing including a glazed entrance doorway. The glazing to the former vehicular opening will allow panels to 'drop' behind a new planter to be installed. Pergola structures will provide shelter to much of the seating area with fixed and retractable elements allowing for adaptability to respond to weather conditions and operator requirements. An external bar area will be provided and used when weather conditions permit.

The existing coach house building which currently forms part of the kitchen of the premises is to be integrated into the proposal. The existing doors will be retained with the personnel door on the right-hand side being removed and the door being repaired to match the left-hand door. The right-hand side door will be able to slide open to reveal the kitchen pass during trading hours of the outdoor seating area.

1.2 KEY DATES

1.2.1 Project programme

- Project Start Date: 04/10/2021
- Project Duration: 102 workdays
- Project Completion Date: 28/02/2020

1.2.2 Time Allowance

1.2.2.1 The minimum time to be allowed between Principal Contractor' appointment and instruction to commence work on site:

- Time allowed: **2 weeks**

1.2.2.2 The Principal Contractor should include with the tender submission the following:

- Confirm that the above stated planning time is sufficient for their needs. If insufficient, state the time required.
- Time necessary for them to prepare the construction health and safety plan.
- Time needed to mobilise for the works.

1.2.3 Notification of the Project

1.2.3.1 The project is not believed to be notifiable.

1.2.3.2 In the unlikely event an l F10s will be amendments of the original and will be carried out as and when there are changes to the initial notification, notifiable changes include:

- Appointment of Principal Contractor (if not included on Initial Notification).
- Revised details of duty holders.
- Major programme changes.

1.3 PROJECT DIRECTORY

1.3.1 Client:

Company	Connaught Security
Address	Lancaster House, 70-76 Blackburn St, Radcliffe, Manchester, M26 2JW
Contact	Alan Crowshaw
Telephone	01204 531148
Fax	01204 364572
Email	Alan@connaughtsecurity.co.uk

1.3.2 Principal Designer:

Company	Connaught Facilities
Address	4 Barons Court, Graceway, Blackpool, FY4 5GP
Contact	Michael Bramhall
Telephone	01254 547700
Fax	
Email	Michael@connaughtfacilities.co.uk

1.3.3 Designer :

Company	
Address	
Contact	
Telephone	
Fax	
Email	

1.3.4 Structural Engineer:

Company	
Address	
Contact	
Telephone	
Fax	
Email	

1.3.5 Mechanical Engineer:

Company	Connaught Facilities
Address	4 Barons Court, Graceway, Blackpool, FY4 5GP
Contact	Mike Bramhall
Telephone	01523 547700
Fax	N/A
Email	Michael@connaughtfacilities.co.uk

1.3.6 Electrical Engineer:

Company	Connaught Facilities
Address	4 Barons Court, Graceway, Blackpool, FY4 5GP
Contact	S Hodson
Telephone	01253 547700
Fax	N/A
Email	S.hodson@connaughtfacilities.co.uk

1.3.7 Quantity Surveyor:

Company	
Address	
Contact	
Telephone	
Fax	
Email	

1.3.8 Landscape Architect:

Company	N/A
Address	
Contact	
Telephone	
Fax	
Email	

1.3.9 Local Authority:

County / Borough Council	Manchester City Council
Address	Town Hall, Albert Sq, Manchester, M60 2LA
Telephone	N/A
Website	N/A

1.3.10 Building Control:

Company	Manchester City Council
Address	Building Control, PO Box 532, Town Hall, Manchester, M60 2LA
Telephone	0161 274 0031
Website	N/A

1.3.11 HSE Local Office:

Name	Health and Safety Executive
Address	Redgrave Court, Merton Rd, Bootle, L20 7HS
Website	www.hse.gov.uk
Telephone	Nat0300 003 1747
RIDDOR Reporting	Tel. 0845 300 99 23 (Monday to Friday 0830-1700) riddor@natbrit.com. (24 Hour)

1.3.12 Environmental Agency:

Address	National Customer Contact Centre: PO Box 544, Rotherham, S60 1BY
Website	www.environment-agency.gov.uk
Telephone	National Helpline: 08708 506 506 (Mon-Fri 0800-1800)
Email	enquiries@environment-agency.gov.uk (except for reporting environmental incidents)
Incident Hotline	0800 807060 (24 Hour) To report an environmental incident

1.3.13 Principal Contractor:

Company	Connaught Facilities
Address	4 Barons Court, Graceway, Blackpool, FY4 5GP
Contact	Michael Bramhall
Telephone	01253 547700
Fax	N/A
Email	Michael@connaughtfacilities.co.uk

1.3.14 Contractor:

Company	TBC
Address	
Contact	
Telephone	
Fax	
Email	

Contractor: [Add as many Contractors as required](#)

Company	TBC
Address	
Contact	
Telephone	
Fax	
Email	

1.4 USE OF THE STRUCTURE

- 1.4.1 The ground floor of the building will not be in use throughout the works. The flats above the bar will continue to be occupied.
- 1.4.2 In respect that on completion and occupation the structure(s) will be a work place the finished design must take account of the requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. Designers are to confirm that the regulations have been considered and the relevant requirements have been incorporated into their design.

1.5 EXISTING INFORMATION

- 1.5.1 Existing information and supporting documentation used in production of this PCI are detailed in Appendix E.

2 CLIENT'S CONSIDERATIONS & MANAGEMENT REQUIREMENTS

2.1 ARRANGEMENTS FOR

2.1.1 Planning and Managing Works

2.1.1.1 The Client must ensure that all the companies appointed to design these works and fulfil the role of Principal Contractor are competent and fully resourced to carry out their respective roles. Therefore all designers and tenderers must forward relevant company Health and Safety information when requested.

2.1.1.2 **The Principal Contractor must not start any construction work on site until a signed statement of known hazards has been provided by the Client. This should be updated as and when required for the project.**

2.1.1.3 In accordance with CDM 2015, all designers must incorporate 'The Principles of Prevention' as shown in Appendix 1 of the Guidance on the Regulations issued by the HSE.

The Principal Contractor is to ensure that his Construction Phase Plan is available to, and implemented by, all contractors and site operatives. The 'Plan must be reviewed on a regular basis and revised as necessary to reflect the current site situation. Any shortcomings noted by site operatives are to be addressed and recorded as necessary.

2.1.1.4 Site Inductions - Prior to starting on site all operatives must attend the Clients site induction, the Principal Contractor is to provide details of their site specific inductions to be used, in their initial Construction Phase Plan.

2.1.2 Health and Safety Goals

2.1.2.1 The designers and Principal Contractor should consider incorporating the latest HSE safety goals and initiatives, into their designs and the Construction Phase Plan. These goals and initiatives are available on the HSE website www.HSE.gov.uk.

2.1.2.2 The designers should consider incorporating Site-Specific Health & Safety Objectives within their designs for the Principal Contractor to consider and manage within his developed Construction Phase Plan, they are:

- Existing Environmental Restrictions and Existing On-Site Restrictions detailed in Section 3 of this document, relevant valid licences and authorisations must be obtained prior to commencement of works.
- [Actions to prevent uncontrolled contamination and pollution.](#)
- [Proper recording of all environmental actions for inclusion in the Health & Safety File.](#)

2.1.2.3 The Client has key Health & Safety Objectives that should be considered for any impact on design work and incorporated in the Principal Contractor's Construction Phase Plan as required they are:

- To meet HSE priorities and strive to raise the standards above legal compliance.
- To ensure co-operation between all parties involved to complete the project safely.
- To raise the awareness of interaction between members of the public, site operatives and operations, preventing trespass etc. and ensure liaison with the community occurs at all stages of the project.
- To have the works carried out in a manner which seeks to safeguard the safety, health and welfare of all those engaged in, or affected by, the works including site operatives, [Client's staff](#) and members of the public.
- Endeavour to achieve ZERO reportable RIDDOR accidents / incidents. Minimise the potential for falls from height, pedestrian / vehicular accidents, and potential for slips, trips and falls. Any accident is to be properly investigated and recorded. The Principal Contractor is to show in their construction phase plan how they will manage this and how they will investigate any accidents or incidents.

2.1.3 Communication and Liaison Between Client and Others

2.1.3.1 In accordance with CDM 2015 all members of the design team shall ensure that there is reciprocal exchange of information particularly where designs of one designer impacts on others. The Principal Designer should be the focal point for these exchanges, therefore ensure that the Principal Designer is included on significant exchanges of information between all parties during the design stages.

2.1.3.2 Clear lines of communications are to be established as required to ensure full reciprocal exchanges of information between all parties, particularly for the following situations:

- [The Principal Contractor is to ensure that any existing fire and emergency procedures are discussed in the pre start with the Client and incorporated as required into his Construction Phase Plan and communicated to all site operatives and suppliers. All resultant temporary changes to the existing procedures are to be communicated to affected parties.](#)
- [That all security arrangements for the site are communicated to contractors employed on the project, including security clearance and arrangements for accessing the site.](#)
- [The Principal Contractor is to ensure that any existing delivery / traffic systems or restrictions and noise / dust issues are discussed with the client and incorporated as required into his Construction Phase Plan and communicated to all site operatives and suppliers. All resultant temporary changes to the existing procedures are to be communicated to affected parties.](#)
- [If other construction projects are being undertaken in the immediate vicinity, clear segregation and demarcation of each 'site' and communication to avoid potential hazards.](#)

- Works affecting occupied areas will be fully co-ordinated with the Client/ Principle Designer on a daily basis, a safe system of work must be followed for all such works, utilising a permit to work regime if necessary.
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- 2.1.3.3 The Principal Contractor must develop the Construction Phase Plan as required by the regulations and this should include initial development of management and operational systems to safely manage the potential hazards highlighted in this document. His plan must be issued for the Client to review a minimum of 7 working days prior to the commencement of works.
- 2.1.3.4 The Principal Contractor is to ensure that all contractors' relevant information, risk assessments, method statements, COSHH assessments and product data is collected, reviewed, collated and incorporated into his Construction Phase Plan. All such information must be communicated to all other parties affected by it.
- 2.1.4 Site Security**
- 2.1.4.1 The building is to be kept secure at all times with regard to members of the public and the occupied areas of the building.
- 2.1.4.2 All persons working on or visiting the site should be required to sign in on arrival and sign out on departure. No persons should be allowed on site unaccompanied unless they have received a site specific induction.
- 2.1.4.3 The areas of the construction site and compound within the overall site needs to be confined and defined by robust and secure temporary fencing to all boundaries with lockable gated access. In the event that the compound is separated from the work area the Principal Contractor should consider the additional safety and security implications between the two areas.
- 2.1.4.4 On an occupied site, the Principal Contractor is to discuss and agree the defined site and the permissions required to access areas outside the defined site.
- 2.1.4.5 As works progress and if scaffold is erected, the Principal Contractor should ensure that if scaffold is close to the boundary, unauthorised access using the scaffolding is prevented.
- 2.1.5 Welfare Provision**
- 2.1.5.1 The contractor will be given use of the client toilet and canteen provisions for the duration of the works unless stated otherwise In the specification. These facilities are kept in a clean and orderly condition, as far as reasonably practicable.
- Any Welfare facilities that are to be provided by the Principal Contractor from the beginning of the project to the end, they are to be in accordance with Schedule 2 of CDM 2015, suitable and sufficient for the nature of the works to be undertaken and number of operatives expected on the site.
- 2.1.5.2 All materials brought to site must be stored in a safe and stable manner, therefore the Principal Contractor should consider specific requirements for storage, distribution and use of vulnerable and hazardous materials.
- 2.1.5.3 Develop safe working procedures for any work executed within the Compound, alternative locations should be considered for hazardous works (e.g. in a controlled workshop environment or closer to where materials are required). Security measures should be taken to prevent unauthorised access to the compound at all times.

2.2 HEALTH & SAFETY REQUIREMENTS

2.2.1 Site Hoarding

2.2.1.1 There is no specific requirement for hoarding on this project.

2.2.2 Site Transport and Traffic Management

2.2.2.1 In accordance with CDM 2015 the Principal Contractor must include within his developed Construction Phase Plan a comprehensive management and operating procedure for controlling traffic whilst on site including specific arrangements for safe site access and egress. The Traffic Management Procedure should include:

- Arrangements to safely managed / eliminate hazards highlighted in sections 3.1.2 and 3.1.3 of this document.
- Arrangements for gaining access to the facility, gate / entrance to be used etc.
- Arrangements for delivery and removal of plant and equipment, materials / waste and on site storage.
- On site traffic routes and segregation of vehicular and pedestrian routes.
- Contractor and Visitor parking arrangements.
- Specific requirements for controlling vehicle movement, including plant and equipment checking and maintenance strategies.

2.2.2.2 The Principal Contractor must establish the initial procedure prior to commencing works giving due cognisance to the site specific requirements. The procedure is to be regularly monitored, reviewed and revised to reflect the changing conditions on site to ensure site safety and security and appropriate and adequate segregation of site operatives and members of the public.

2.2.2.3 The restrictions and requirements of the procedure are to be included in Site Induction, inform all contractors and organise toolbox talks if the procedure is substantially altered.

2.2.2.4 Additional guidance can be obtained from the HSE publication ref: HSG144 - 'The Safe Use of Vehicles on Construction Sites'.

2.2.3 Client Permit-to-Work Systems

2.2.3.1 In accordance with Client requirements and industry good practice, a permit to work system is to be used for all Hot Works and Live Electrical Apparatus Works and for Excavations, working in areas which may contain asbestos and Confined Space Entry works if they are potentially of an unusually hazardous nature. The 'Dial Before You Dig' arrangement with the local public utilities should also be considered in respect of services. See also Sections 3.1.5, 3.1.6, 4.1 and 4.3 for additional information.

2.2.3.2 All works deemed to require a Permit to Work are to be fully discussed prior to the works being carried out and the appropriate permit(s) completed. The Principal Contractor is to include in his developed Construction Phase Plan a detailed system

for managing all works in progress being carried out under a Permit to Work with permits 'closed' and filed when works completed.

- 2.2.3.3 A statement of known hazards signed by the Client will be required for all works requiring a permit to work.

2.2.4 Fire Precautions and Emergency Procedures

- 2.2.4.1 In accordance with CDM 2015 the Principal Contractor must include within his developed Construction Phase Plan a comprehensive management and operating procedure for monitoring and recording fire precautions including site specific arrangements for safe egress from the building or areas affected. The Fire Management Procedure should include:

- Provision of suitable and sufficient firefighting and detection equipment, located in suitable positions on site.
- Position of assembly points.
- Regime of testing and inspecting firefighting and detection equipment and all temporary electric supplies and electrical equipment.
- Regime for fire drills, procedures in the event of a fire and control of hot works
- Storage requirements for flammable materials, bottled gases and diesel.
- Ensure site tidiness and regular waste removal to prevent build-up of rubbish, particularly flammable materials.
- Provision for dealing with an environmental spill incident is to be provided by the provision of spill kits and associated training to designated personnel. In particular care is to be taken to ensure that no contamination enters the existing site drainage, the aquifer underlying the site or the production, monitoring and remediation boreholes located on the site.

- 2.2.4.2 The Principal Contractor must establish the initial procedure prior to commencing works giving due cognisance to the site specific requirements, ensuring interface with any / all existing procedures. The procedure is to be regularly monitored, reviewed and revised to reflect changes on site.

- 2.2.4.3 The restrictions and requirements of the Procedure are to be included in the Site Induction, inform all contractors and organise toolbox talks if the procedure is substantially altered.

- 2.2.4.4 Fire Wardens / Marshalls should be appointed to each project as required by the size and complexity of the project, to ensure the Fire Management Procedure is administered, monitored, reviewed and updated as necessary.

- 2.2.4.5 Additional guidance can be obtained from the HSE publication ref: HSG 168 - 'Fire Safety in Construction'.

2.2.5 Site Restrictions / Authorisation Requirements

- 2.2.5.1 The project will be undertaken in accordance with all relevant Health and Safety Legislation including Approved Codes of Practice, Health and Safety Executive Guidance Notes, Health and Safety Standards, the Principal Contractor's Health and Safety Policy and Safety Rules.

- 2.2.5.2 The Principal Contractor is required to draw up a set of site rules; these rules should be specific to the site and pertain to site conditions and operations. The

rules must be in writing, easy to understand, brought to everyone's attention and displayed on the site notice boards. Notice should be given to sub-contractors that these Rules will be enforced absolutely.

- 2.2.5.3 The Principal Contractor will designate a smoking area, clear of all welfare facilities and existing / newly completed or partially completed building(s), to cause least nuisance to others.
- 2.2.5.4 The Principal Contractor shall protect all adjacent facilities and site features against damage.
- 2.2.5.5 There is a restriction regarding advertising including site notices which are all subject to the approval of the Client. This excludes the displaying of safety notices.
- 2.2.5.6 To comply with the requirement of a tidy site on a day-to-day basis, the materials removed from the compound area or vans and brought into the main work area, (to the workface), should only be sufficient for short term needs.
- 2.2.5.7 The Principal Contractor is to ensure that procedures are in place for managing and recycling waste on the project. Records of all waste transfer notes are to be kept for handover at the end of the project, along with details of all recycling carried out on site.
- 2.2.5.8 All waste removed from site, including excavated spoil, must be handled and disposed of in accordance with all applicable regulations and must be accompanied by either a Waste Transfer Note or Hazardous Waste Consignment Note relating to the individual load. Only appropriately licensed waste carriers and disposal facilities may be used. All waste transfer records are to be kept and copies provided to the project manager.

- 2.2.5.9 The Principal Contractor must ensure that all relevant notifications, licences and authorisations are applied for and in place prior to commencing works on site e.g. [Section 80 and 81 - Demolition](#), [Section 60 and 61 - Noise](#), [Asbestos Removal for licensable works](#), [Section 278 - Highway works](#), [DEFRA licences etc.](#) The Principal Contractor should ensure that all site operatives adhere to the requirements of all licences pertinent to this site
- 2.2.5.10 All known Planning Restrictions and Conditions for this site will be discharged during the construction stage of the project. If discharge of these restrictions and conditions affects Health and Safety, specific method statements will be considered to manage all potential hazards. [The following conditions have a potential impact on Health & Safety of the project and therefore need to be fully considered and addressed:](#)
- [Out of hours working to be considered and contact](#)
 - [No lone working](#)

3 ENVIRONMENTAL RESTRICTIONS AND EXISTING ON-SITE RESTRICTIONS

3.1 SAFETY HAZARDS

3.1.1 Site and Site Boundary Treatment

3.1.1.1 Description of the Overall Site:

3.1.1.2 This is an existing site and the contractor should familiarise themselves with the works at the time of pricing.

3.1.1.3 Occupied buildings:

The Principal Contractor is to establish the requirements for site operatives accessing areas outside the work site defined above.

3.1.1.4 Description of Boundary Treatments:

The boundaries are well defined by existing walls & fences.

3.1.2 Delivery Restrictions and Working Hours

3.1.2.1 In accordance with the site Restrictions and Conditions, the site access must be via a specified route, to be agreed prior to commencement of works on site. The Principal Contractor should consider preparing a written route / map for notifying all delivery firms and drivers.

3.1.2.2 There are parking restrictions outside the site as set down by the client / other authority therefore in respect of the parking restrictions the Principal Contractor is to ensure that all delivery firms and drivers are aware of these restrictions.

3.1.2.3 In accordance with the site Restrictions and Conditions the working hours will be outside of normal working hours. Normal working hours are 07.00 - 18.30 Monday - Friday. Some Saturday working may occur but this will be discussed in the pre start meeting.

3.1.2.4 No deliveries will be accepted on the site by the client or persons onsite. All lorries / deliveries will be turned away without a contractor attendance. There will be no waiting allowed on the public road outside the site or in the site entrance before site start time.

3.1.3 Existing Traffic Including Access to Site

3.1.3.1 Initial access to the site is gained by an existing entrance off the public highway

3.1.3.2 The Principal Contractor must incorporate existing conditions noted above into his Traffic Management Procedure as appropriate, giving due cognisance to the

existing surrounding **residential & commercial** developments, existing vehicular traffic and pedestrian routes, the onsite works and how they interact.

- 3.1.3.3 The road outside the site must be kept clear at all times. The Contractor is to develop proposals within his Construction Phase Plan relative to maintaining secure access to the Works including provision of access for fire appliances and emergency services.

3.1.4 Adjacent Land Uses

- 3.1.4.1 The site is bounded by **residential and commercial premise on a busy road junction**.

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3.1.5 Existing Services

- 3.1.5.1 **It will be necessary to undertake a careful appraisal of the site prior to the commencement of the works to ensure that all live services have been identified and disconnected.**
- 3.1.5.2 The Principal Contractor is to ensure that any services connected to adjacent occupied premises or other facilities are not disconnected or interfered with without due notice.

3.1.6 Ground Conditions

- 3.1.6.1 N/A

3.1.7 Existing Structures / Plant & Equipment

- 3.1.7.1 Generally before starting work examine all available information and documentation and discuss any areas of uncertainty with the Design Team. If the available information is considered to be insufficient, carry out appropriate surveys as directed prior to commencing any works to ensure that safe working procedures can be developed.
- 3.1.7.2 **It is understood that there are no Health and Safety Files available for the site. A condition survey of the buildings not been carried out, however the Principal Contractor must ascertain for himself any further information he may require to ensure the safety of all persons and the Works and compliance with current health and safety regulations.**
- 3.1.7.3 Temporary and permanent works and shoring are to be carried out where necessary to ensure the full safety and structural integrity of the building during demolition
- 3.1.7.4 The Principal Contractor should consider preparing risk assessments and management systems for the movement of all personnel around the site with special emphasis placed on the internal works; the removal of debris; the delivery of plant and materials, detailing systems proposed to protect members of the public, protecting the structure of the building and ensuring structural members are not overloaded.

- 3.1.7.5 The Principal Contractor should ensure that all voids are appropriately and adequately protected when left unattended.
- 3.1.7.6 Isolation of operatives - Due to the nature of the site and the buildings to be demolished, develop within the Construction Phase Plan management and operating procedures to ensure that operatives do not become isolated and that when parts are being demolished there are no persons still inside.
- 3.1.7.7 The Principal Contractor should develop within his Construction Phase Plan safe working methods to ensure that all scaffold and working platforms are kept clear of debris and that during demolition, the existing structure is not overloaded.

3.2 HEALTH HAZARDS

3.2.1 Existing Hazardous Materials

- 3.2.1.1 Asbestos - A Refurbishment and demolition asbestos survey will be undertaken.
- 3.2.1.2 If asbestos is found it will be removed by a competent contractor in conjunction with the works and in conjunction with the Interserve / DWP asbestos team.
- 3.2.1.3 Due to the survey being limited to those areas accessible at the time of the survey, caution must be given to the full extent and nature of asbestos contamination. The Principal Contractor must put in place a protocol for dealing with contaminants found during the works that are not listed or fully identified within the reports.
- 3.2.1.4 The Registered Asbestos Contractor must provide to the Principal Designer evidence of air tightness certification for any enclosures required during removal, evidence of all transfer notes to a suitable registered tip (together with the details of a registered carrier) together with evidence of site clearance certification on completion of all asbestos removal for retention and inclusion within the Health & Safety File.
- 3.2.1.5 Storage on site - There are no known hazardous materials currently stored on site.
- 3.2.1.6 Procedures to be considered for the removal of any property belonging to the former occupants of the building, especially if it has been left unoccupied prior to the commencement of this project and / or if it has been inhabited by unauthorised occupants. Particular caution is to be observed if controlled substances (drugs) have been or is likely to have been used on the premises. The Principal Contractor should be particularly aware of the possibility of sharps etc having been concealed behind panelling and above suspended ceilings and the like.
- 3.2.1.7 Procedures to be considered for the investigation of the presence of pests, vermin, insects, etc, especially as the buildings have been left unoccupied prior to the commencement of this project. If appropriate contact the relevant specialist / authority to arrange safe eradication.
- 3.2.1.8 Hazardous / Fragile Materials The Principal Contractor is to ensure that all existing glass and windows are either protected or removed in whole panes as and when appropriate, to prevent accidental cuts and abrasions.

- 3.2.1.9 Boilers, Storage Tanks, Pipework - Consider preparing specific risk assessments and method statements for dismantling, removing and disposing of the above, taking into account: presence of residual products of combustion, Legionella and possibility of toxic fumes if galvanised tanks or pipes require cutting.
- 3.2.1.10 Light Fittings - The removal and disposal of existing light fittings should provide procedures to account for the carcinogenic properties of PCB's and the requirements for safe handling and disposal of fluorescent tubes.
- 3.2.1.11 Dust - Minimise the risks of fire, explosion and to health both to operatives on site and the public in adjoining buildings arising from the dust and dirt accumulated within voids (ceilings, floors etc.) and during the Works.

3.2.2 Contaminated Land

- 3.2.2.1 N/A

3.2.3 Health Risks from Previous Usage and Client Activities

- 3.2.3.1 No specific issues notified to date other than those included with this plan and the Tender and Contract Documents.

3.3 OTHER ENVIRONMENTAL CONSTRAINTS

3.3.1 Existing On or Adjacent to Site

- 3.3.1.1 No significant environmental issues have been highlighted in surveys and reports on the existing environment however / and the Principal Contractor must ensure that all risk assessments and method statements prepared include safe management of any issues listed below that may be affected by the works and protects the environment wherever possible.
- TPOs - Hedgerows etc - protection of trees and possible nesting birds.
 - Rivers - Ponds - Canals etc - suitable barriers etc. for working near water to prevent people machinery falling in, greater possibility of rats on site and increased risk of Weil's Disease (leptospirosis), therefore particular attention to disposal of food rubbish on site and personal hygiene.
 - Bats - Badgers - Newts etc - protection, exclusion, time restrictions for works.
 - Rare plants to be protected, invasive plants to be eradicated and special provisions for the works.
 - Footpaths - Bridleways etc - Public access, public protection, site security.

- Archaeological issues exist but this generally entails a watching brief which should not impact unduly on this development, however the Principal Contractor has a responsibility to ensure that any archaeologists on site are fully conversant with health and safety requirements and have been inducted on their first visit to site.

3.3.2 Resulting from Construction Works

- 3.3.2.1 NOISE - The Principal Contractor should request from his contractors noise ratings of all plant and machinery, including hand held power tools and keep the records in his Construction Phase Plan. This will enable the Principal Contractor to identify all activities, which are shared and exceed the noise action levels as defined by GE 700 (Construction Site Safety - Control of Noise). Where applicable these have been communicated to all Supply Chain contractors.
- 3.3.2.2 VIBRATION - Contractors are to carry out vibration risk assessments for all operations that are identified as exposing their employees to vibration. The Control of Vibration at Work Regulations specifies Exposure Action and Exposure Limit Values. The Principal Contractor should ensure that all risk assessments adequately consider the effects of vibration and that suitable controls are included in the corresponding method statements to manage and reduce those effects. The Method Statements should include controls to reduce individuals' exposure to vibration so that the Exposure Action Value is not exceeded. Contractors are not to expose their operatives to vibration that exceeds the Exposure Limit Value.
- 3.3.2.4 DUST - It is likely that dust will be created by various construction activities, especially during dry and windy conditions on the site. This could be a particular hazard during the early stages of the project, **until all hard surfaces are removed and replaced**. Dust should be monitored through the site inspection process and water should be used for damping down as necessary and particularly when a nuisance is perceived.
- 3.3.2.5 In respect of the nature of the surrounding properties, noise and dust are to be controlled to comply with.

4 SIGNIFICANT DESIGN & CONSTRUCTION HAZARDS

4.1 SIGNIFICANT DESIGN ASSUMPTIONS AND SUGGESTED WORK METHODS, SEQUENCES OR OTHER CONTROL MEASURES

- 4.1.1 Where possible significant hazardous work methods or sequences have been designed out. However some risks remain and as such are to be identified within the overall assessment. The designers will also provide sufficient information to alert others to the inherent risk in the design and provide others, dependent on it, with that information which they cannot reasonably be expected to know. Any / all significant construction risks associated with the design are to be highlighted on their Design Risk Register.

4.2 ARRANGEMENTS FOR CO-ORDINATION OF ONGOING WORK DESIGN WORK AND HANDLING DESIGN CHANGES

- 4.2.1 Each element of design, including temporary works, designed access equipment, individual specialist contractors and specialist designer packages, is required to be developed with due consideration for the health and safety of all concerned both during construction and subsequent occupancy and maintenance. To facilitate this the following shall apply:

- The Principal Contractor shall ensure that any designer appointed by him shall be provided with all necessary information to enable the design to take into account other works and other design elements in selecting the most appropriate options.
- Each element of the design shall be developed by the designer on the basis of risk assessments regarding: execution, maintenance, repair and subsequent demolition and dismantling.
- Each element of the design shall be submitted in sufficient time to permit proper consideration of health and safety and review of the design itself.
- The Principal Contractor shall be required to update, amend and modify the detailed Construction Health & Safety Plan to address any health and safety risk associated with individual design elements developed during the works.

- 4.2.2 Regular progress meetings will be held on site following an agreed agenda to include Design and Health and Safety considerations. The frequency, agenda and form of the meeting is to be agreed at the start of the construction period.

4.3 INFORMATION ON DESIGN RISKS IDENTIFIED DURING DESIGN

- 4.3.1 As part of his duties, the designer shall ensure that where possible, significant construction health and safety risks have been designed out. However where significant risks remain they are to be reviewed, identified and communicated to others as described in section 4.1 above.

- 4.3.2 The Residual Risk Register is to be issued to the Principal Designer and other design team members during the design period and to the Principal Contractor with drawings for tendering purposes.
- 4.3.3 The following significant construction risks highlighted in this plan and on the Design Risk Assessments may require specific method statements from either the Principal Contractor or his specialist contractors and will require management on site:
- Working on occupied or high security buildings.
 - Working on buildings containing asbestos.
 - Excavations in contaminated ground - although remediation has been carried out, excavations may temporarily expose additional contamination, therefore specific risk assessments, and method statements will be required stating precautions to be used - wearing PPE, limiting exposure times.
 - Deep trench excavation - including additional risks of stability and working in confined spaces, consider using Permit to Work system for works in excavations, ensure stability by use of temporary strutting if necessary.
 - Piling - Rig Erection, moving and operating - noise and vibration. Cutting off piles - noise and dust; Reinforcement - handling, cutting, bending and projections. Consider method statements for control of above hazards.
 - Heavy drainage materials including storm attenuation channels / boxes - manual handling, particularly in confined spaces, consider Permit to Work and specific risk assessments and method statements where works in deep excavations.
 - Stability of new construction to take load or wind conditions - ensure that additional bracing and support is used, if necessary until full structural strength and stability attained - partly completed buildings should not be overloaded with materials to be used in the construction.
 - Protection of stairwells and incomplete floor construction - barriers should be erected to protect incomplete works and holes in floor construction.
 - First floor openings to be protected until windows fitted - windows to be protected and locked at all times.
 - Working at Heights - working at ground level adjacent to excavations could be considered to be 'working at height' in respect that site operatives may be at risk of falling and being injured. Therefore all excavations are to be protected with suitable barriers when necessary to prevent this. Traditional work at height includes roof works such as erection and bracing of roof trusses, erection and fitting of GRP chimneys, suitable precautions to prevent operatives falling and being injured are to be considered and implemented where necessary.
 - Hot Works - including welding leadwork and working with hot bitumen - use Permit to Work system for all hot works.
 - Etc.

4.4 MATERIALS REQUIRING PARTICULAR PRECAUTIONS

- 4.4.1 Although it is not anticipated that unusual materials will be specified, all designers should, within the Design Risk Register, provide details of the significant risks associated with the use of specified materials and substances.

- 4.4.2 Each contractor should provide COSHH assessments and product information for control of any materials and or substances specified within the construction carrying foreseeable significant potential hazards and / or requiring particular management methods i.e. wearing specialised PPE, use in well-ventilated areas, fire precautions for flammable substances etc.
- 4.4.3 COSHH assessments and product data for any materials incorporated into the final structure that carry on-going risks for, or require particular precautions by, persons engaged in maintenance, repair and subsequent demolition and dismantling works, must be passed to the Principal Designer for inclusion in the Health and Safety File.

5 HEALTH & SAFETY FILE

5.1 HEALTH & SAFETY FILE FORMAT

- 5.1.1 The Connaught Facilities Health and Safety File and O&M Manual format is to be used on all projects

5.2 HEALTH & SAFETY FILE PROGRAMME

- 5.2.1 The File information is to be collated during the construction period, the programme for production of information is to be discussed and agreed with the Principal Designer.
- 5.2.2 The programme for the production of information confirmed and passed to the Principal Designer.

APPENDICES

Appendix A

Drawings issued with Tender Information

- Refer to Schedule in Preliminaries.

Appendix B

Designer's Risk Assessments

- TBC

Appendix C

Summary of key project specific hazards - Initial items to be considered

- N/A

Appendix D

HSE F10 Notification

- N/A

Appendix E

Documents supporting the Pre-Construction Information

- [List supporting documents used in preparation of PCI.](#)