

Old Market Street / Grant Close – Manchester.

C.D.M. Report.

Version 2 – Amendment of construction working hours
to satisfy Condition 4 (CMP).

Old Market Street / Grant Close – Manchester.

C.D.M. Report.

Index.

Topic	Page no:
Introduction and aims of the report	3
Summary of identified actions to be taken during detailed design, construction planning and the construction phase.	4
Survey and investigation.	6
Acoustic	7
Flood risk	7
Ground contamination	7
Landscaping	7
Energy and sustainability	8
Utilities search	8
C.D.M. management	8
Compound location	8
Contact details	8
Dust suppression measures	9
Emergency planning and response procedure / Fire prevention plan	9
Noise and vibration management	9
Vehicle and parking management	9
Waste management	10
Appendix	10

Old Market Street / Grant Close – Manchester.

C.D.M. Report.

Introduction and aims of the report.

The aims of the report are to satisfy the Manchester City Council Planning Permission requirement detailed below.

Health and safety services required by the Manchester City Council Planning permission requirements - Application number: 126451/FO/20204)

Prior to the commencement of development, a construction management/demolition plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; - Measures to control noise and vibrations; - Dust suppression measures; - Compound locations where relevant; - Location, removal and recycling of waste; - Detail of an emergency contact telephone number; - Parking of construction vehicles; and - Sheeting over of construction vehicles.

Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into 126451/FO/2020 Page 4 of 11 the development to achieve energy efficiency and approved measures shall be implemented in the construction of the approved development.

[This version 2 contains an amendment of the construction working hours from Sat – 0800hrs – 1300hrs to 0830hrs – 1300hrs to satisfy Condition 4 \(CMP\).](#)

Old Market Street / Grant Close – Manchester.

C.D.M. Report.

Summary of identified actions to be taken during detailed design, construction planning and the construction phase.

Design issues
The requirements identified by the acoustic survey / assessment must be incorporated into the detailed design.
The requirements of the Surface Water Drainage Strategy and the detailed specification for a soakaway must be incorporated into the final design.
All soil on site must be retained on site and the landscaping must provide a suitable topsoil layer.
The issues identified by the sustainability and the initial SAP reports must be incorporated into the final design.
The project must be designed, planned and executed in accordance with the requirements of the Construction (Design and management) Regulations 2015.
A Principal Designer and a Principal Contractor must be engaged.
Construction issues
Working hours should be restricted to: • Mon – Fri – 0800 – 1800hrs. • Sat 0830 – 1300hrs. • Sun – No working.
All soil to be retained on site.
Dial before you dig and standard pre-excavation identification (scan etc,) techniques must be used.
The Construction Phase Plan must be developed and maintained and be on site whenever works are being carried out.
The site manager must control ground dust hazards by suitable damping down arrangements.
Vehicles leaving the site must be checked for and cleaned of excessive mud / debris
Dust created by construction activities – wood working / brick and block working / mixing powders etc. must be captured at source using vacuum attachments
Housekeeping of dust must be via a HEPA filtered vacuum system whenever reasonably practicable.
A Responsible person (RRFSO) must be appointed for the site.
A fire risk assessment (FRA) and a fire management plan (FMP) must be produced and executed. The FRA and FMP must be reviewed and revised weekly to account for any significant site changes such as open excavations / shell completion etc.

Old Market Street / Grant Close – Manchester.

C.D.M. Report.

All equipment to be used on site must have suitable vibration and noise assessments to ensure that the equipment noise and vibration hazards are as low as reasonably practicable.
Vehicle parking is not permitted on the pavement or adjacent highway.
Vehicles entering the site must be guided by a banksman when crossing the pavement and when manoeuvring within the site.
Vehicles delivering or removing material to or from the site using the highway as a temporary standpoint must be managed in accordance with the current Safety at Street Works and Road Works Code of Practice
Vehicle engines must be turned off whenever it is reasonably practicable to do so.
All vehicles and plant must be securely isolated and demobilised when not in use to prevent un-authorised use
Skips must when reasonably practicable be located within the site boundary. If skips must be parked on the highway a local authority skip licence must be obtained.
Skips must be covered when reasonably practicable to prevent waste materials from being blown out.
A licenced waste carrier must be used to remove waste from the site. Waste must be separated into re-cyclable and non-recyclable streams and re-cycled whenever reasonably practicable.

Old Market Street / Grant Close – Manchester.

C.D.M. Report.

Survey and investigation.

The surveys and investigation reports are included in the Appendix and include:

Acoustic Planning Report
Detailed Design (Drawings 1).
Detailed Design (Drawings 2)
Flood Risk Report
Ground Contamination Report
Ground Investigation Report
Landscape Management Plan
Landscape Report
Phase 1 - Geo Environmental Desk Study
Planning Decision Notice
Planning Permission
SAPS Report
SUDS Report
Sustainability & Energy Statement.
Sustainable Surface Water Drainage Strategy
Utilities Search Report

The findings and requirements of these surveys will be used during the detailed design process to ensure compliance with the legislation and codes of practice relevant to this project and to comply with the requirements of the planning decision etc.

Old Market Street / Grant Close – Manchester.

C.D.M. Report.

Summary of surveys and investigation.

Acoustic.

Conclusion

The Local Authority's acoustic requirements for the proposed residential development have been established.

Detailed environmental sound surveys and assessments have been undertaken to establish existing environmental sound levels at the proposed development due to surrounding transportation sound sources. Glazing / ventilation specifications have been provided to achieve the internal daytime and night-time requirements of the Local Authority which must be incorporated into the final design.

To reduce the noise and vibration hazards to the adjacent area it is recommended that working hours be restricted to:

- Mon – Fri – 0800 – 1800hrs.
- Sat 0830 – 1300hrs.
- Sun – No working.

Flood Risk

Conclusion

No significant flood risk has been identified by the flood risk report. The Environment Agency's online Flood Map for Planning confirms that the application site is entirely within low probability Flood Zone 1.

No specific construction controls have been identified.

A SUDS investigation has detailed a Surface Water Drainage strategy and the detailed specification for a soakaway has been generated which must be incorporated into the final design.

Ground Contamination

Conclusion

The investigation has identified low level contamination issues which will have issues on the construction phase. It is recommended to retain all soil on site and for the landscaping to provide suitable topsoil.

No ground water was discovered during bore holing and no specific construction or post completion controls have been identified.

Landscaping

Conclusion

The landscape proposals will ensure the development will improve the aesthetic views in the area and take what is currently a neglected area of rough grass, poor quality tarmac and weeds and benefit the local community.

Old Market Street / Grant Close – Manchester.

C.D.M. Report.

Having a well-maintained greenspace with native trees will enable the site to unify the character of St Peters Church with the newer property developments on Grant Close and improve the sense of pride and well-being for the residents.

The final landscaping design must include measures to comply with the ground contamination issues by providing suitable topsoil.

Energy and sustainability

Conclusion

Provided that the recommendations of the energy and sustainability and the initial SAP reports are complied with the completed property will obtain good energy and SAP ratings.

The construction planning and material sourcing must ensure that only materials from accredited sustainable sources are used.

The energy and sustainability and the initial SAP reports have identified issues that must be incorporated into the final design.

Utilities search

Conclusion

Local gas and electricity service supplies are in the roadway adjacent to the site. There are no major identified assets within the site footprint and there are no HSE major hazards identified by the search.

Dial before you dig and standard pre-excavation identification (scan etc,) techniques must be used.

C.D.M. Management.

The project will be designed, planned and executed in accordance with the requirements of the Construction (Design and Management) Regulations 2015. A Principal Designer and a Principal Contractor must be engaged.

Compound location

The “compound”, materials and equipment must be contained within the site boundary. Storage of materials and equipment on the pavement or highway is prohibited.

Contact details

The contact details of the Principal Designer, Principal Contractor will be inserted on appointment into the Construction Phase Plan. The Construction Phase Plan must be on site whenever works are being carried out.

Old Market Street / Grant Close – Manchester.

C.D.M. Report.

Dust suppression measures

The site manager must control ground dust hazards by suitable damping down arrangements.

Vehicles leaving the site must be checked for and cleaned of excessive mud / debris.

Dust created by construction activities – wood working / brick and block working / mixing powders etc. must be captured at source using vacuum attachments whenever reasonably practicable. Housekeeping of dust must be via a HEPA filtered vacuum system whenever reasonably practicable.

Emergency Planning & Response Procedures / Fire Prevention Plan

A Responsible person (RRFSO) must be appointed for the site.

A fire risk assessment (FRA) and a fire management plan (FMP) must be produced and executed. The FRA and FMP must be reviewed and revised weekly to account for any significant site changes such as open excavations / shell completion etc.

All personnel and visitors to the site must be inducted into the fire management arrangements.

Noise and vibration management

To reduce the noise and vibration hazards to the adjacent area working hours should be restricted to:

- Mon – Fri – 0800 – 1800hrs.
- Sat 0830 – 1300hrs.
- Sun – No working.

All equipment to be used on site must have suitable vibration and noise assessments to ensure that the equipment noise and vibration hazards are as low as reasonably practicable.

Vehicle and parking management

Vehicle parking is not permitted on the pavement or adjacent highway.

Vehicles entering the site must be guided by a banksman when crossing the pavement and when manoeuvring within the site.

Vehicles delivering or removing material to or from the site using the highway as a temporary standpoint must be managed in accordance with the current Safety at Street Works and Road Works Code of Practice.

Vehicle engines must be turned off whenever it is reasonably practicable to do so.

All vehicles and plant must be securely isolated and demobilised when not in use to prevent un-authorised use.

Old Market Street / Grant Close – Manchester.

C.D.M. Report.

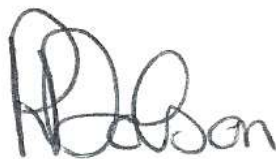
Waste management

Skips must when reasonably practicable be located within the site boundary. If skips must be parked on the highway a local authority skip licence must be obtained. Skips must be covered when reasonably practicable to prevent waste materials from being blown out.

A licenced waste carrier must be used to remove waste from the site. Waste must be separated into re-cyclable and non-recyclable streams and re-cycled whenever reasonably practicable.

Appendix.

				
Acoustic Report - Old Market Street.pdf	19003 - Detailed Design - Old Market	Detailed Design - Old Market Street (C	Flood Risk Report.pdf	Ground Contamination Rep
				
Ground Investigation Repor	Landscape Management Plan.p	Landscape Report.pdf	NS_0128_10-Old Market Street, Manc	Old Market Street (Energy and Sustain.
				
Phase 1 - Environmental Desk	Planning Permission - OLD M	Planning-DECISION NOTICE_210622_112	SAP Report Submission for Buil	Sustainable Surface Water Drainage Stra
				
Utilities Search Report - Icornerston				



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R.P. Safety Services (NW) Ltd.

1st October 2021.

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End of report – Page 10 of 10.