

55 PORTLAND STREET, MANCHESTER, M1 3HP

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1.0 Working Hours

The Project working hours are such that the construction work will normally take place only between the following hours:

Monday to Friday *	07.30 to 18.00
Saturday *	08.30 to 14.00
Sunday / Bank Holidays	No work

* Workforce may arrive on site 30 minutes prior, but no working outside these times. Noise will be kept to the minimum during the first ½ hour.

Prior approval may be sought to work outside of these hours (for example abnormal construction plant manoeuvres, conclusion of concrete power floating, plant break-downs etc.)

2.0 Site Waste Management Plan

The management and disposal of waste generated on the 55 Portland Street Project will be managed in accordance with the Russells Waste Management Policy (please see Appendix 4).

Following selection / confirmation of the relevant sub-contractors & suppliers, we will develop a Site Waste Management Plan. The 'template' for the 55 Portland Street Site Waste Management Plan may be found in Appendix 4.

We will appoint a specific member of the Russells Construction Site Management Team as "Waste Management Co-ordinator".

3.0 Air Quality Plan

The following few paragraphs detail how air pollution will be managed and controlled during the 55 Portland Street works

Background Definitions:

Statutory Nuisance

Dust, steam, smell or other effluvia from industrial, trade or business premises which are prejudicial to health, are defined as statutory nuisances under Section 79 of the Environmental Protection Act (EPA). In addition, smoke (including soot, ash, grit), fumes and gases from any premises may also be a nuisance. The person responsible (in practice the contractor doing the work in question) can be required, by the local authority, to put a stop to the nuisance through an abatement notice. An aggrieved individual may apply to the magistrates for an abatement order. Breach of a notice or order is a criminal offence.

Clean Air Act

The Act is the main legislative means of control over smoke, grit, dust and fumes, and is generally enforced by local authorities. The main provisions of the Act co-exist with the statutory nuisance provisions of the EPA.

The Act applies to emissions of dark smoke from industrial or trade premises which originate from sources other than chimneys. Demolition has been found to be a trade process, and a bonfire on a demolition site emitting dark smoke could be found to be within the compass of the Act. There are, however, regulations which exempt emissions from the burning of timber and most other waste resulting

from demolition of a building or of a site and also emissions from tar, pitch, asphalt or other matter used in connection with surfacing.

Some construction processes on the 55 Portland Street Project may release pollutants into the atmosphere, for example dust from earthmoving. However, there is a clear need to keep them to a minimum to avoid undue nuisance to neighbouring areas and the workforce also to ensure that the more dangerous pollutants, for example paint sprays and sprayed formwork oils, are not released or are at least controlled.

Potential Hazards to Consider on the 55 Portland Street Project include, but are not limited to:

- Dust from earth moving operations
- Brick and silica dust
- Toxic substances in the ground or services
- Cement filler and plaster
- Solvents, glues and paints
- Weed-killers and other similar chemicals
- Fumes from welding
- Sprayed formwork oils
- Sprayed paint and other sealants

Control Measures we will adopt, include:

- Materials Management Plan (developed in conjunction with WSP – Geotechnical Consultant)
- Site visits / inspection via WSP – Geotechnical Consultant
- CoSHH assessments undertaken prior to certain activities commencing
- Dust from earthmoving and other vehicles on site – damp down using bowsters, or similar solution.
- Wood dust from joinery or other woodworking – use dust extractors on cutters and saws
- Site Standards will ban the use of fires on site as a waste disposal measure
- Securing of all loose materials that could become airborne in high winds
- Where possible, positioning of plant in order to ensure that exhaust fumes or dust etc. are vented away from occupied buildings and ensure they are fully maintained to avoid any nuisance
- Vehicles carrying dusty materials will be suitably sheeted, as may be appropriate
- Limit and enforce the speed limits of vehicles over unmade surfaces

4.0 Traffic Management plan.

Public Highway Interface

We have engaged with Utilities Design & Planning Ltd. (UDP Ltd.) to carry-out key pavement / highways management works.

An application is to be submitted for a closure of:

- 4 No Parking bays on Sackville St.
- 1 No lane Sackville St.
- 1 No Lane on Major St.

- Temporary removal of all road signs, parking pay meters, bollards etc. along Sackville Street and Major Street within the site boundary.

(See Appendix 3 for Traffic management plan)

5.0 Car Parking

All car parking will be off site via NCP or similar.

6.0 Storage of plant and materials.

Materials will generally be stored within the site boundary.

Materials will then be transported to the relevant floors via a goods hoist. Due to the tight nature of the project all deliveries will need to be booked in through the Russells site management team to prevent any back log or congestion inside the site boundary/surrounding public highway.

All deliveries of goods & materials for the frame contractors will be through site entrance. Materials will be transported via the tower crane as per the logistics plan appended in Appendix 3 at the back of this document.

7.0 Construction and demolition methods.

A specialist contractor is to be appointed to complete the demolition works. Required to complete the works in this method will be:

- Adequate mains water supply.
- Temporary discharge licence for disposal of treated run off water
- Filtration system capable of treating run off water and discharging into existing combined sewer system at an adequate rate.

Construction of the new 18 storey tower will begin upon completion of the demolition operation. Piling from ground floor level, then dig down to form new basement.

The 18 storey frame will be completed as an RC frame construction to podium (2nd floor) and pre cast construction above of which the crane will be positioned inside the footprint of the building (See section 12)

8.0 Human Impact management plan.

On the 55 Portland Street Project, we will manage “Human Impact” in two key ways:

- Environmental Impacts
- Community Plan
- Environmental Impacts

We will identify and manage environmental ‘impacts’ and ‘aspects’ throughout the 55 Portland Street project

The following areas will be considered:

Aspect: The part of Russells activities that can interact with the environment.

Impact: The effect on the environment, good or bad, that results from Russells activity

Noise: Under section 60 and 61 of the control of pollution act 1989 permissible levels of environmental noise as agreed with the local authority must be adhered to.

Waste and Resource Use: including minimisation, recycling, disposal, selling 'waste', waste streams, compliance, secondary aggregates, timber.

Biodiversity: There are no real biodiversity issues on site.

Land Management: 55 Portland Street site has been considered during the design and will be managed to ensure no damage or alteration will be caused by the construction of 55 Portland Street to adjacent land / properties.

Community: Russells will liaise with the local community to discuss the impact the project will have on the local environment and local businesses and maintain a good working relationship with the local community & businesses.

We will develop an Aspects and Impacts Register (A&I Register), this will form part of our detailed Health, Safety & Environmental Construction Phase Plan. The Russells Health, Safety & Environmental Advisor or Sustainability Manager will provide support as necessary, throughout the life of the scheme.

Control measures to reduce the risk will be implemented and the risk regularly reassessed to ensure the control measures have, in fact, reduced the risk.

The 55 Portland Street Site Management Team will ensure that the A&I Register is monitored and regularly reviewed (especially when there is a change in work activity or location).

8.1 Community Plan

Russells recognise that we can have a significant impact on the communities in which we operate and by engaging, respecting and understanding our community stakeholders we can make a positive contribution to their environment and quality of life.

9.0 Hoardings

All areas of the construction site will be clearly demarcated / secure at all times (from non-construction related persons or vehicles), also to keep all construction activities confined within the defined areas.

Hoarding will be temporary 'Herras' type fencing during initial weeks, then switched to 2400mm tall timber hoarding. Metal solid panel hoarding may be used in non-public facing areas.

A Temporary works design will be completed by our external Temporary works design consultant in line with the Russells temporary works policy.

10.0 Dust and Dirt.

Dust will be controlled for the duration of the job by water suppression especially during hot dry days. Road sweepers will be brought to site weekly to keep the site clean and dust build up to a minimum.

Water suppression will be used during clean up works to prevent exposure to silica dust to working operatives and people in the nearby vicinity.

The site will be kept clear and tidy at all times throughout the day, operatives will collect all rubbish and ensure all wagons are clean and fit for road use prior to leaving site. Any dirt/rubbish on the nearby roads and footpaths which are the responsibility of Russells will be cleaned.

11.0 Recycling & Disposal

Due to the tight nature of the project there is limited space for the storage of waste/recycling skips. We will be storing 'wheelie' type container bins on the ground floor to be loaded from the upper floors and to be cleared from site by the appointed waste management company at 2 day intervals.

12.0 Cranes

A Luffing Jib Crane, will be sited within the footprint of the building for the construction phase until the completion of the concrete frame.

Mobile Cranes

The list of operations which are currently envisaged to require a mobile crane are:

- Roof plant removal
- Lifting the Brokks and Skid steer onto the roof
- Piecing in of hoist areas after the removal of the hoist.
- Installation and dismantle of the tower crane.

All lift plans will be covered be completed by a trained competent appointed person and covered by a temporary works check certificate in line with the Russell's temporary works policy.

Crane Types

We have assessed the various crane types and have decided that the Luffing Jib Crane, is most suited to our requirements and will help maximise the efficiency in construction of the structural frames.

The crane will be tied to the core at various levels as required and will be raised twice through the job by means of a self-erecting jacking frame.

13.0 Programme

(See appendix 1)

14.0 Scaffolding / Access Programme

External working platforms / access will generally be via a mixture of:

- Hoist
- Scaffold fans to be constructed for protection whilst the scaffold is being erected as last line of defence for falling materials.
- Scaffold protection erected for demolition.
- Cradles to complete the façades.

15.0 Noise Assessments and Use of Vibrating Tools and Equipment Procedures.

NOISE

Russells Ltd and its sub-contractors will ensure that, where reasonably practicable, nobody on site is exposed to noise in excess of 80dB(A). Where noise levels are suspected to be at or above 80dB(A) the direct employer will be responsible for ensuring a suitable noise assessment is carried out. Suitable hearing protection must be made available to all affected personnel on request. Sub-contractors undertaking work that continuously exceeds the noise level of 85dB(A) hearing protection zones must be set up with clear warning signs positioned.

Completed Workplace Noise Assessments or Sub-contractors equivalent will be filed in the site H&S file.

On completion of the noise assessment Russells Ltd and its sub-contractors will provide relevant information, instruction and training to employees at risk from excessive noise levels.

Suppliers of plant will be required to supply guidance on anticipated noise levels.

All compressors, percussion tools & vehicles will be fitted with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.

Under Section 60 and 61 of the Control of Pollution Act 1989 permissible levels of environmental noise may have been stated by the local authority, in this instance the levels must be adhered to.

Except where expressly permitted, no operations which are audible at the adjacent noise sensitive buildings shall be carried on:-

- outside the hours of 07.30 hours to 18.00 hours Monday to Friday and 08.30 hours to 14.00 hours on Saturdays.

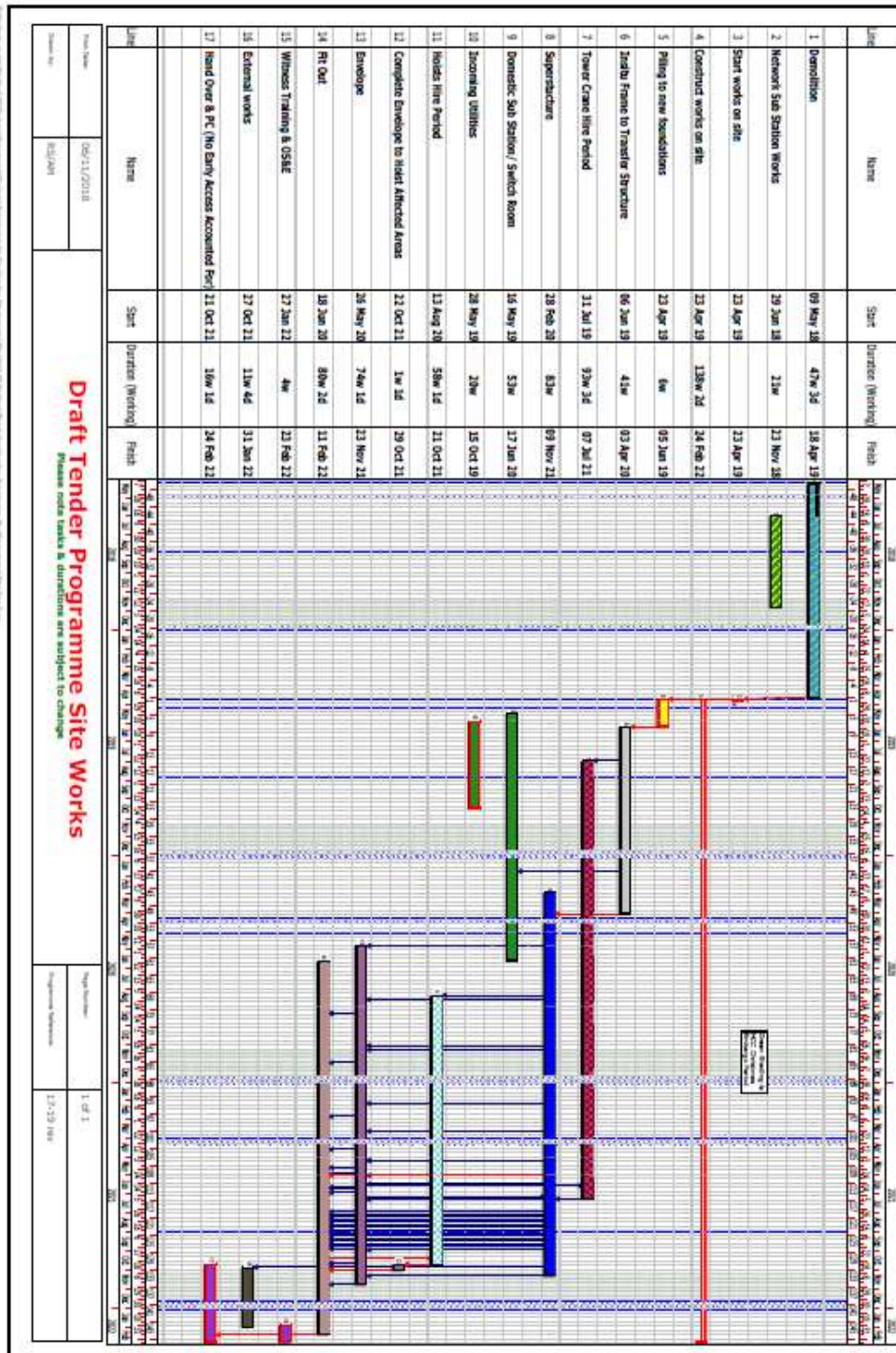
USE OF VIBRATING TOOLS AND EQUIPMENT PROCEDURES.

Russells Ltd and its sub-contractors will, through the careful planning and design of the works, take reasonable steps to eliminate the need for vibrating tools and equipment to be used on site. Where this cannot be achieved equipment suppliers will be required to provide adequate information to allow Russells Ltd or its sub-contractors to carry out a suitable risk assessment. Affected personnel will be trained on vibration reduction techniques and, where appropriate, included in a health surveillance scheme.

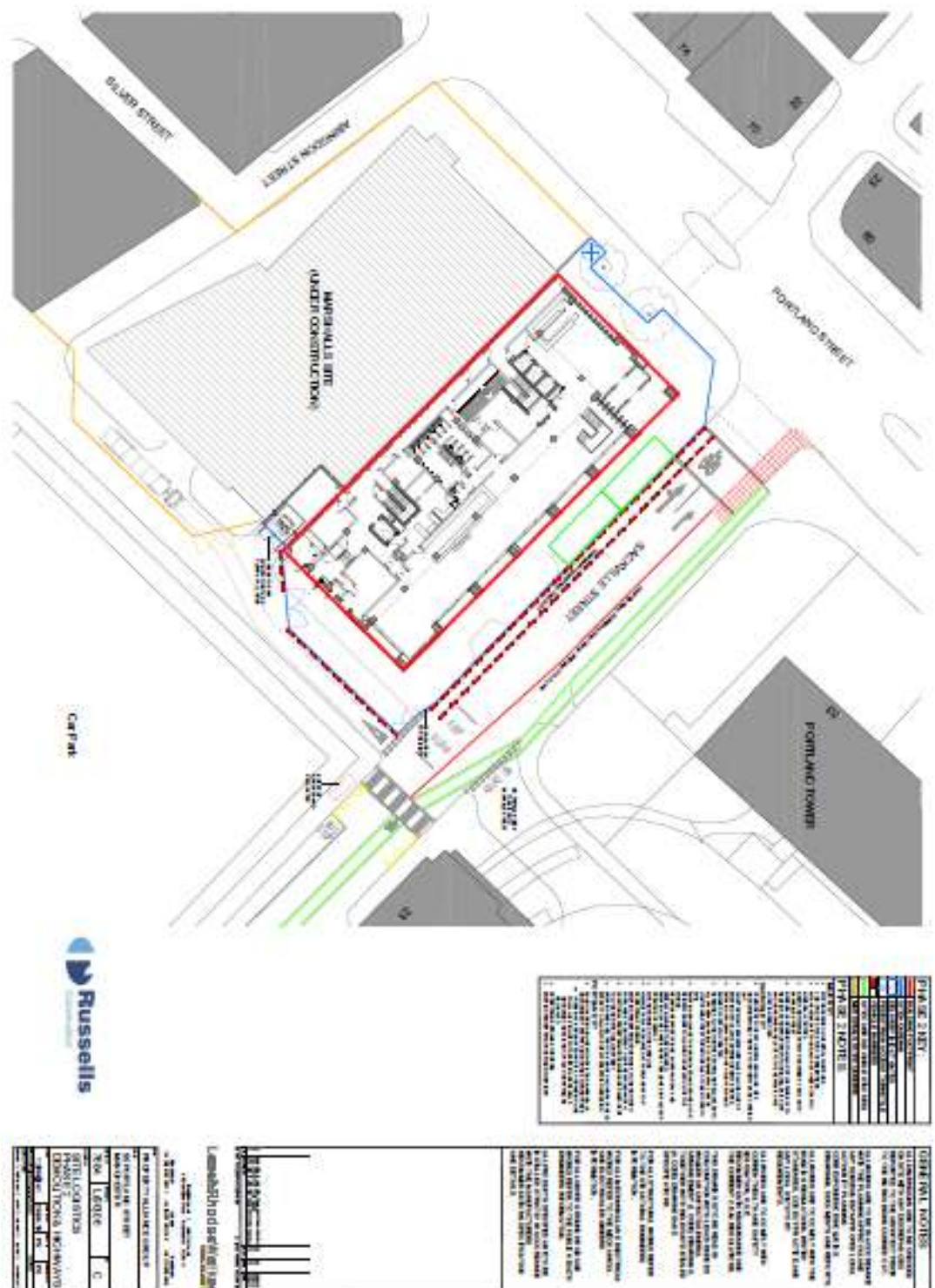
Completed Vibration Exposure from Powered Hand Tools Assessments will be recorded in Form HS 031 or Sub-contractors equivalent together with a daily record that operatives have not exceeded the 'exposure limit value' while on site. Completed records will be filed in the site H&S filing system. Where applicable evidence of health surveillance should be provided.



Clayton Hotel 55 Portland Street (329 Beds)



Appendix 2 – Site Logistics



Appendix 3 - Waste management policy and plan.



Site Waste
Management Plan (S