

Construction Management Plan



Project: Wellington Mill, First Floor Extension: 127505/FO/2020

Client: Pretty Little Thing (PLT)

Prepared by: Armitage Construction (Principal Contractor)



Document Control Sheet

Project	Wellington Mill, First Floor Extension.		
Approved by	Contracts Manager		
Issue No: 1 Signed		Dated	
Issue No: 2 Signed		Dated	
Issue No: 3 Signed		Dated	

Amendment Record

Issue Number	Section Number	Reason for Change	Date of Amendment
1.	Whole Document	New Document.	1 st June 2021
2.	3.15 Community Notifications and Complaints	Section added following 'feedback' from the Planning case Officer.	14 th August 2021
3.			

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1.0 Introduction

This Construction Management Plan has been developed from the information available from the Principal Designer, the Client, Designers, Planning, site plans and drawings, and other available reports

The purpose of this Construction Management Plan 'the Plan', at this planning stage, is to outline our approach to managing the execution of the proposals to create for the Client an extension to their facilities to accommodate the company's continued growth.

The Plan has been formulated out of best practice for execution of the nature of the development proposed.

This document includes comment on the envisaged construction operations comprising site establishment, logistics and the process of managing the overall local environment. It seeks to ensure that the works cause the minimum practicable disruption to residents and local businesses.

The Plan forms part of the planning application proposals and envisage guiding their execution. Throughout the Project, we will regularly review the Plan and maintain a communicative relationship with the council advising them of such changes and/or improvements to the plan as may occur.

The Plan's proposals shall enable third parties to understand the nature of the works and the various construction activities associated with the development.

To the extent that this project execution requires third party regulatory approvals, this Plan will be reviewed to bring it into line with such requirements of the same. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client.

Liaison with interested parties will continue throughout project execution and as information is updated.

The Plan provides an overview of the key project activities. Generic statements will be amplified at the appropriate stage of the project execution, together with, relevant procedures and detailed method statements. This Plan will be used as the template for developing the Construction Phase Plan.

In selecting the appropriate sub-constructors, we shall assess their project track record and management procedures to ensure capability to deliver a project safely and with minimum practicable disruption and inconvenience to local residents. Throughout the works sub-constructors will be required to provide relevant method statements and risk assessments for the works.

Benchmarking against relevant Key Performance Indicators will be used to monitor the constructor's performance against the qualities in this plan.

1.1 Project Notification, F10

The Project will be 'notifiable' to the Health & Safety Executive on 'Notification of Project Form F10'.

The F10 will be photocopied, laminated, and clearly displayed in the construction site office, where it can be read by any worker engaged in the construction work, in accordance with Regulation 6 of the Construction (Design and Management) Regulations 2015.

2.0 Description of Project

2.1 - Project Name:	
Wellington Mill, First Floor Extension.	
2.2 - Project Address:	
Pretty Little Thing (PLT) Wellington Mill Pollard Street East Ancoats Manchester M40 7FS	
2.3 - Description of Works and Timescales:	
The building is currently occupied by the client and is used as a warehouse/ distribution centre, with office facilities. The works are a proposed single-story extension to Wellington Mill to provide additional office accommodation with associated toilet facilities. The proposed extension is positioned on an existing area of flat roof with minor alterations at ground floor to provide final exit doors in the Pollard Street East Façade. The original mill is made up of 2 buildings, parts of which have been demolished. The current building consists of steel/ cast iron columns with flat roof over the original mill and a double pitch steel frame roof to the rear and single pitch to the front. The facades are constructed of brickwork. There is also a concrete filler joist type floor system spanning between the steel beams, supported on cast iron columns. Phase 1 - Enabling Works Commencement Date: 7th June 2021 Completion Date: 9th July 2021 Phase 2 – Construction Commencement Date: 16th August 2021 Overall Project Completion Date: 11th February 2022 Overall Project Duration: 35 weeks. Working hours: 7:30 to 16:30 Monday to Friday Weekend and Bank Holiday are to be agreed in advance.	
2.4 - Client:	
Pretty Little Thing (PLT): Wellington Mill Pollard Street East Ancoats, Manchester M40 7FS	Contact: John Moore Liaison Officer

2.5 - Principal Designer & Architect:		
Jenkins Design Services Ltd 2-4 Houghton Street Bury Greater Manchester BL9 0TA	Principal Designer Contact: Bill Jenkins T: 0161 761 7779 E: team@jenkins-design.co.uk	Architect Contact: Tim Rogerson T: 0161 761 7779 E: team@jenkins-design.co.uk
2.6 - Structural Engineering Consultant:		
Westlakes Engineering Ltd Unit 2.1 20 Dale Street Manchester M1 1EZ	Contact: Chris Pratt/ Matthew Short T: 0161 236 8203 E: enquiries@westlakes.co.uk	
2.7 - Mechanical & Electrical Engineers:		
DBD Solutions Ltd 13 Walshaw Road Bury BL8 1LF	Contact: Dave Baker T: 01204 88144 E: consult@dbdsolutions.co.uk	
2.8 - Principal Contractor:		
Benjamin Armitage (Hyde) Ltd T/A Armitage Construction Generation House 15 Jersey Street Ancoats Manchester M4 6EZ T: 0161 406 5060 E: info@armitage-construction.co.uk W: www.armitage-construction.com/		
Key Contacts:		
Daniel Armitage Managing Director T: 0161 406 5060 Ext: 201 M: 07712 555840 E: Daniel@armitage-construction.co.uk	Eugene O'Callaghan Senior Operations Manager T: 0161 406 5060 Ext: 205 M: 07786 081400 E: Eugene@armitage-construction.co.uk	Lee Bentley Contracts Manager T: 0161 406 5060 Ext: 209 M: 07909 960019 E: lee@armitage-construction.co.uk
Matt Behenna + Site Manager M: 07471 981234 E: mattb@armitage-construction.co.uk + Appointed Person (First Aid)	Andy Cliff Quantity Surveyor T: 0161 406 5060 Ext: 217 M: 07917 274990 E: Andy@armitage-construction.co.uk	Mark Mallen CMIOSH Health and Safety Advisor M: 07920 866930 E: mark@atchss.com

2.9 - The Works:

Phase 1 - Enabling Works

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> Break out existing roof for new steelwork connections to existing frame Saw cut and expose column heads | <ul style="list-style-type: none"> Insert PCC padstones Temporary weatherproofing to opening | <ul style="list-style-type: none"> Surveying Work Measure for steelwork / Fabricate |
|--|--|---|

Phase 2 - Construction

Temporary Works

- Scaffold Erection Elevation

Demolition & Alterations

- General Soft Strip & Alterations
- Soft strip to Ground Floor
- Remove walls to Ground Floor
- CCTV Survey
- Temporary support as required; to form opening
- Break out existing concrete slab for lift and foundations
- External Façade Works
- Remove existing razor wire
- Existing areas of plant growth to be removed
- Rake out and repoint isolated areas of masonry
- Brick and stone façade to be cleaned
- External decoration
- Break out existing roof to accommodate new stairs
- Scaffolding; erect crash deck
- Temporary supports; props and soldiers
- Strip area of roof covering
- Saw cut roof slab and break out concrete
- Remove props, soldiers, and crash deck

Structural Work

- Install new floor structure to stub columns
- Install timber floor joists
- Install acoustic deck treatment
- Install waterproof Caber board deck
- Erect steel frame
- Secondary steelwork; cladding rails
- Intumescent painting
- Install new staircases
- Balustrading to staircases

Roof & Rainwater Goods

- Standing Seam roof cladding
- Metal standing seam cladding; Roof pitch
- Rooflights & AOV's
- Single ply roofing
- Metal profile sheet decking
- Access hatch system
- Internal rainwater pipework
- Boxings and pipe casings

External Walls

- SFS system to external walls
- Internal wall linings
- Metal standing seam cladding and flashings

External Windows & Doors

- Install new aluminium windows
- Fire escape steel doorsets
- Install steel doors

Internal Walls & Doors

- Ground floor glazed partitions
- 1st floor glazed partitions
- Manifestation and vinyl graphics
- Ground floor metal stud partitions
- Internal doors
- Door casings; Ground floor
- Ironmongery; Ground & 1st floor

Finishes

- Wall Finishes
- Install timber skirtings
- Decorations; Ground floor & 1st Floor
- Floor Finishes
- Ceiling Finishes
- Suspended ceilings; CasoLine MF

Fittings

- Kitchen; Brew area
- IPS & vanity units
- WC Cubicles

Mechanical Installation

- 1st Fix (bracketry / containment)
- 2nd Fix (pipework / distribution)
- Final Fix (sanitaryware / connections)
- Test & Commission

Electrical Installation

- 1st Fix (bracketry / containment)
- 2nd Fix (wiring / sub-main distribution)
- Final Fix (fixtures & fittings)
- Test & Commission

Completion & Handover

- Cleaning

3.0 Management of the Work

The following sections outline the key elements for consideration and demonstrates our commitment to manage, control and where possible mitigate the impact of the project on neighbours, the local community, local businesses, and infrastructure.

Many of the matters identified will be developed in more detail and dealt with at the appropriate construction stage by detailed site-based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing.

3.1 Management Team Function

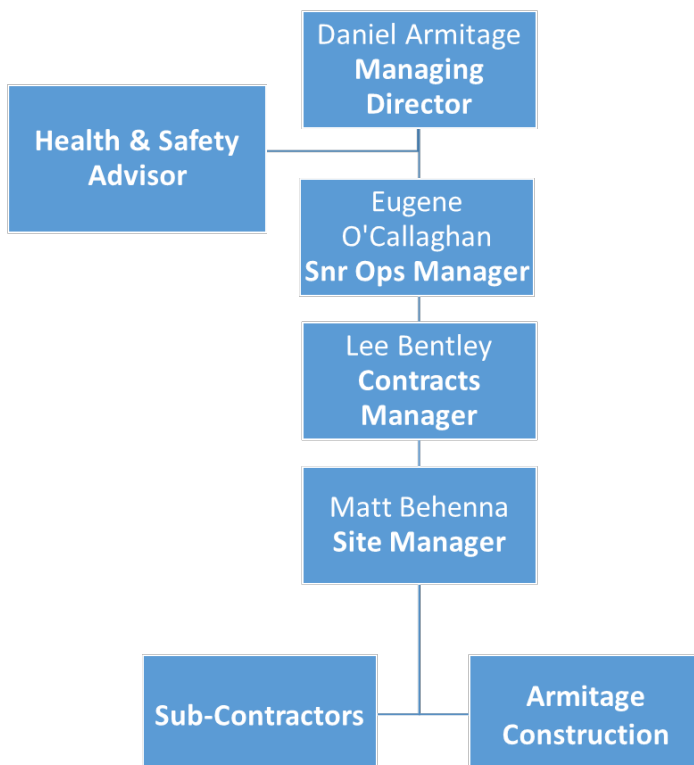
Armitage Construction has selected a team who have a wealth of experience with this type of project covering all disciplines which will be deployed to achieve the Project goals.

The team function will:

- Integrate with the Client and other consultants to achieve the best solutions for the Project.
- Work as one with the Professional Team and the Client's Management Team to achieve the objectives and safety goals embraced by the Client and published within this document.
- Develop a team philosophy with Contractors so that there is a mutual understanding as to what must be achieved to meet the Client's expectations.
- Employ our depth of management knowledge and previous experience of undertaking similar projects to achieve the best outcome for the Client.
- Bring the Project in on-time, and budget, to meet the Clients' needs.

3.2 Management Team Structure

Armitage Construction has adopted the following management structure for the Project:



The site management structure will be displayed on each site notice board.

3.3 Project Health and Safety Goals

The Client, Design team and Armitage Construction will create an environment which promotes the health & safety working practices for the well-being of all. As Principal Contractor for this Project, Armitage Construction will strive and aspire to:

- Achieve zero fatalities, zero RIDDOR reportable accidents, zero incidents and improve safety performance year on year.
- Comply with all current Health and Safety Legislation and Approved Codes of Practice.
- Promote the involvement of workers and leadership by all.
- Send everyone home safely, and in good health, every day.
- Ensure compliance with the **Client's** safety requirements.
- Maintain safe and unimpeded access and egress from the site, particularly for emergencies, and minimise the disruption to neighbours and existing site users, (both vehicular and pedestrian).
- Identify and address all risks arising from both our, and our contractor's activities.
- Manage and co-ordinate, through our Site Management Team, the use of safe procedures, tools, plant, equipment, and the appropriate use of Personal Protective Equipment (PPE).
- Work with the Client's direct contractors, if applicable, to maintain safety and site co-operation.
- Employ a Health & Safety Advisor to carry out safety inspections with a view to achieving an acceptable level of safety performance from each visit.
- Maintain adequate levels of welfare facilities for the work force, including contractors.
- Assess the impact of site activities on the environment and manage our activities to minimise their effect.
- Identify and provide health and safety training to promote awareness of safety of self and others where necessary.
- Carry out a weekly toolbox talk as a minimum.
- Only use operatives with the relevant qualifications, skills, and experience.

3.4 Dust, Noise and Vibration

This Plan includes measures to practicably mitigate those ordinary consequences from such activities and as a matter of good practice:

3.4.1 Dust

- Any Demolition activities will use water as a dust suppressant e.g., cutting concrete.
- All loads delivered to or collected from the site will be covered, where appropriate.
- Skips will be securely covered or be enclosed.

3.4.2 Noise and Vibration

- We will take reasonable steps to minimise any noise disruption to adjacent occupiers.
- 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.
- We will ensure all plant used on the site is effectively silenced.
- No externally audible radios or other audio equipment will be allowed on site.
- Operations shall be subject to noise assessment and control measures implemented. All contractors are to implement best practicable means to minimise noise in accordance with current statutory regulations and local requirements.
- Contractors will include within their proposed method statement, details on how they will mitigate noise emissions to permissible levels. The Site Manager will instruct the stoppage of any operation they deem to be unreasonably noisy.
- Cognisance will be taken of local authority noise restrictions on permissible working hours.
- HAVS assessments will be conducted for all vibrating tools, pursuant to the Control of Vibration at Work Regulations 2005.

3.5 Hazardous Substances

Any Contractor bringing onto site any hazardous substance must notify the Site Manager and be in possession of a suitable COSHH assessment and Safety Data Sheet (SDS).

COSHH assessments will be filed within individual contractor files, which can be made available in the event of an emergency.

All substances are to be stored as detailed by manufacturer's health and safety data sheets.

All containers on site must be labelled.

Working amounts of materials will be stored on site, enough for one day, otherwise they will be brought in as and when required by company vehicles.

Measures will be taken to eliminate/reduce the generation of Silica containing dusts, these will be detailed in the RAMS for the task.

3.6 COVID-19 Control Measures

These are exceptional circumstances and Armitage Construction will comply with the latest Government advice on Coronavirus (Covid-19).

We will comply with the latest advice contained in the Construction Leadership Council's Guidance: Site-Operating-Procedures-Version-7: <https://www.constructionleadershipcouncil.co.uk/news/>

And Government Guidance for the Construction Sector: **Construction and other outdoor work**
Guidance for people who work in or run outdoor working environments:
<https://www.gov.uk/guidance/working-safely-during-coronavirus-covid-19/construction-and-other-outdoor-work>

This guide was updated on 17th May 2021.

Current Guidance

Social Distancing

- Workers should maintain a distance of two metres, or one metre with risk mitigation where two metres is not viable.
- Construction can continue to operate; however, any additional local authority restrictions must be complied with.
- National guidance on social distancing in [England](#), [Scotland](#), [Wales](#) and [Northern Ireland](#) should be adhered to off-site.

Working from Home

- Workers must work from home if they can. Those who cannot work from home, which includes workers in construction, manufacturing, logistics and distribution, should go to work.
- Workplaces that are open should be [Covid-19 secure](#).

Face Coverings

- In accordance with [The Use of Face Coverings in Construction](#), where workers on site are not required to wear Respiratory Protective Equipment (RPE) and their workplace (which may include welfare and changing facilities, site offices or site meeting rooms) meets all of the criteria below, their employer should make face coverings available and they should be worn in:
 - An enclosed space.
 - Where social distancing is not always possible; and
 - Where they come into contact with others they do not normally meet.
- In line with Government guidance on premises providing hospitality, face coverings must be worn in canteens except when seated at a table to eat or drink.

- Our Site Operating Procedures (SOPs) are based on Government guidance on Working safely during Coronavirus (Covid-19) - Construction and other outdoor work in England; other restrictions and advice may apply in Scotland, Wales and Northern Ireland, as well as in areas subject to a localised lockdown. The objective is to introduce consistent measures on construction sites of all types and sizes and employers and individuals should make every effort to comply.
- The HSE is the relevant enforcing authority for occupational health and safety legislation and guidance to control public health risks in the construction sector. If a site is not complying with the latest Government advice on Coronavirus (Covid-19), it may be subject to enforcement action.
- Construction sites need to ensure they are protecting their workforce and minimising the risk of spread of Coronavirus (Covid-19) infection. This includes considering how personnel travel to and from site.
- Government guidance for employers in England states *“where the social distancing guidelines cannot be followed in full, even through redesigning a particular activity, businesses should consider whether that activity needs to continue for the business to operate, and, if so, take all the mitigating actions possible to reduce the risk of transmission between staff”*.
- The health and safety requirements of any construction activity will not be compromised. If an activity cannot be undertaken safely, it will not take place.
- We will have in place effective arrangements for monitoring and reviewing their compliance with Government and industry guidance.
- Our workforce will be reminded during inductions and daily briefings of the specific social distancing and Coronavirus (Covid-19) control measures necessary to protect them, their colleagues, families, and the UK population.

3.7 Site Security

Security of the site is important to ensure that unauthorised persons do not gain access to areas where they could become exposed to hazards.

The working area and site compound are within the boundary of the existing building. The site compound will be placed in on-site car park, detailed below. Works will take place on the roof or within the existing offices. A crane will be sited on the car park and will be surrounded by HERAS fencing.

The premises have on site security.



Site Entrance



On-Site Car Park

External working areas will be secured by physical means i.e., HERAS fencing to prevent members of the public and staff from encountering our working areas.

Internally, Chapter 8 barriers will be used to segregate staff from our operations i.e., craneage.

Materials will be kept in an on-site storage unit.

In addition, the building has an intruder alarm and CCTV.

At the end of each shift Armitage Construction's Site Manager will check that all personnel have left site.

To help prevent unauthorised access into the premises, Armitage Construction will ensure that all contractor's working under our control are provided with high- visibility clothing branded with our Company logo.

3.8 On-site Facilities

We will ensure that the facilities comply with CDM 2015, Schedule 2 - Minimum welfare facilities required for construction sites, Regulations 4(2)(b), 13(4)(c) and 15(11).

The facilities will be sited in the site compound.



3.9 First Aid Facilities

Armitage Construction will provide an Appointed Person and first aid box; all accidents/incidents will also be reported to Armitage Construction **and** their Health & Safety Advisor.

Site-specific arrangements for Armitage Construction are described in the Site Induction.

Nominated Appointed Person(s):

Phase 1 - Enabling Works

Matt Behenna +

Site Manager

M: 07471 981234

E: mattb@armitage-construction.co.uk

+ Appointed Person (First Aid)

Should the Site Manager be unavailable, another qualified site manager will be dispatched to site to ensure we have a first aider on site at all times.

See Appendix 8: Emergency Contacts

3.10 Fire and Emergency Procedures

3.10.1 Emergency Arrangements

- a) The emergency arrangements for this site will be explained to inductees as part of the site induction, and details posted on the Site Safety Notice board.
- b) This site will have a dedicated Site Manager, First Aider(s), and Fire Warden, which may be the site manager.
- c) A site Emergency can be one or more of the following: fire, accident, or any other incident deemed an emergency by management.
- d) In the event of a fire emergency all operatives are required to proceed immediately to the Fire Assembly Point and remain there until they have been accounted for and given permission to leave. No one can stop to gather tools or leave the site without notice. Any visitors to site will be accompanied always and informed of the emergency procedure.
- e) As fire arrangements are subject to change as construction progresses, the Site Manager has a duty to bring this to the attention of site operatives and Contractors.
- f) In the event of any of the emergency services being required to attend site, the Site Manager must make available the layout of the building with current fire escape routes and details of any flammable chemicals or gas cylinders stored on site.
- g) Where fire evacuation tests are carried out and persons are found not to be co-operating in evacuating the site, this will be viewed seriously and raised with individual Contractors to prevent re-occurrence. One of the regular failures in this practice, is where commissioning is taking place and the alarms are continually triggered and the reaction is complacent – the need to continue to evacuate even where the alarm is suspected to be false will be reinforced by Site Management.
- h) There will be a monthly fire drill.
- i) A pair of 'Howler' units will be placed on the first floor, near the exit. The units will be linked and if one is activated, all units will activate. A set of fire extinguishers will be placed in close proximity.
- j) Whilst working in the building, the Client's alarm system will be used.
- k) Signage will direct personnel out of the building to the designated Emergency Assembly Point.
- l) Final Escape will be via the rear or front doors.
- m) Site-specific Emergency arrangements are appended.

3.10.2 Evacuation Procedure

Site-specific fire procedures will be explained to site personnel through the site-specific safety induction and updates will be raised at the weekly meetings.

Evacuation Procedures and the Current Fire Plan and the Client's will be posted on the notice board of the site.

3.10.3 Fire Prevention

It is our policy to carry out works to eliminate risk from fire and, to this end, have adopted the Joint Code of Practice laid down in Fire Protection Association guidance "*Fire Prevention on Construction Sites*".

- a) Fire extinguishers, fire notices, alarm systems and fire exit signs will be provided for all working areas.
- b) Materials and rubbish stored on site will be kept to a minimum.
- c) Rubbish will be cleared from the site on a regular basis and site working and access areas kept clean.
- d) Where flammable material or LPG must be kept on site, they will be stored in fireproof cages/containers away from fire exit routes and potential fire hazards.
- e) A "No Smoking" rule will be imposed in all areas of the site, including 'vaping'.
- f) **Armitage Construction** will operate a "Hot Works Permit system" particularly where the works involve a naked flame. In the event of a fire the person discovering the fire shall raise the alarm and immediately report the situation to the Site Manager.
- g) A person may attack the fire with the appliances provided only if they are trained to do so and if there is no risk to themselves or others.
- h) If the fire cannot be safely tackled, raise the alarm, then all persons shall immediately leave the site by the nearest egress and report to the person in charge of the assembly point, normally the Site Manager.
- i) The person in charge shall make a record of all those who have vacated the building and ensure that the emergency services have been called.

These procedures will be developed as necessary and relevant information relayed during site inductions.

3.10.4 Emergency Contact Telephone Numbers

A list of emergency contact telephone numbers is available. These details will be displayed in a prominent position in the site office.

3.11 Dealing with Services (Water, Electricity, Gas, Comms Cabling etc.)

The site is served by gas, water, electricity, telecoms, and drainage.

Armitage Construction will confirm the accuracy of any existing information and ascertain the exact location, condition and status of all services that may be affected by these works by careful and thorough investigation of the site prior to commencement of the works.

Where any excavations are being undertaken, all areas shall be subject to a complete CAT and Genie scan, all service runs shall be clearly marked, and a layout drawing produced.

Following the survey, we will use safe-digging techniques to locate all buried services and determine whether they are 'live' or 'abandoned' and mark them on site and on the site layout drawing, as such.

An electronic copy of this shall be supplied to the Principal Designer prior to proceeding with excavations.

Armitage Construction will follow the principles contained within **HSG47 (Third edition), Avoiding danger from underground services**.

3.12 Work on or near water

The site cabins are within an existing, fenced compound and at the closest point, our roof works are approximately 30 metres away from the canal



Rear View of PLT, showing canal, palisade fencing, and roofs.

Due to the initial nature of the works, we do not envisage that materials will be blown into the canal e.g., unwrapped structural elements.

As works progress, and the facades are enclosed, materials will be contained within the building.

On-site skips will be enclosed or sheeted to prevent 'windblow'.

There are no on-site activities which generate run-off. There will be no on-site refuelling.

3.13 Preventing Falls

Armitage Construction and any sub-contractors working on our behalf will be required to comply with the Work at Height Regulations 2005.

We will adopt the HSE Hierarchy when planning work at height on this project:

Any scaffolding required will be erected and inspected by a competent person and hand over certificates will be retained. 7-day inspections (minimum) will be carried out by a Competent Person.

Scaffolding will be erected and managed in accordance with all NASC Guidelines and in particular SG4:15 and TG20:13.

Scaffolding will be required to construct the façade. A HAKI staircase will be used to access the roof.

All access equipment will be inspected and operated by competent persons and all work at height activities will be risk assessed and a detailed method statement produced.

3.15 Community Notifications and Complaints

3.15.1 Contact Details

A contact board will be displayed outside the site providing contact details. This will include names and telephone numbers of key construction staff so that neighbours and the general public can make contact should they have cause to do so.

3.15.2 Records

A complaints / contact book will be kept on site, which will be used to record details of any complaints. This will include the name of the person making the complaint, the date, time and nature of the complaint/compliment/comment and the action necessary to resolve the complaint, with the date the action was completed.

Armitage Compliments/Comments/Complaints Record



Date	Name & Phone Number	Compliments/Comments /Complaints	Action Taken	Date Actioned
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			

We will use the above form, which we use on our 'Considerate Constructors' sites.

3.15.3 Review

The Complaints Book will be regularly reviewed by the Managing Director to ensure that any complaints are dealt with and resolved promptly.

4.0 Traffic Arrangements

Reference is made to the items given below, **these sections are to be continually reviewed and developed as the Project progresses, with information being supplemented, as necessary.**

4.1 Access, Deliveries, and Removal of Materials

- Access and egress will be via Pollard Street East.
- Deliveries and the removal of materials will be made via the main entrance on Pollard Street East.
- Waste materials will be disposed of in on-site skips.
- Skips will be closed or sheeted.
- Deliveries will be timed to avoid peak times. All deliveries will be met by a member of the site team.
- There will be no deliveries between the following times:
8.15am to 9.15am mornings and 2.45pm to 4.00pm afternoons, Monday to Friday.



See Appendix 4: Site Layout Plan

4.2 Arrangements for Accommodating Adjacent Land Use

The building is within a built-up industrial area and is surrounded by a number of other buildings. To the rear of the site is the Ashton Canal.

Two sides of the site are bounded by roads, namely Beswick Street with the site entrance on Pollard Street East.

The neighbouring property is Wellington Mill, and we do not envisage that the works will impact upon the business housed within or adjacent to the Project site.

4.3 Traffic Routes and Segregation of Vehicles and Pedestrians

- Access and egress will be via Pollard Street East.
- Vehicular deliveries and the removal of materials will be made via Pollard Street East, which is in close proximity to the Manchester Inner Ring Road.



Pollard St. East



Pollard St. East



Site Entrance

- There are Single Yellow Lines outside the site.
- With Double Yellow Lines outside the site entrance and on Beswick Street.
- There is a 20mph speed restriction on Pollard Street East.
- With an on-site speed limit of 5 mph.

Single yellow lines mean no waiting or parking during the times shown on nearby signs or at the entrance to a controlled parking zone. There are no standard times or rules so you must always check the signs before waiting or parking.

On Pollard Street East: 8 am to 6.00 pm Mon-Fr, and Sat 8 am to 12.30 pm

4.3.1 Traffic/Pedestrian Routes

- Pedestrian access will be from Pollard Street East.

4.3.2 Parking

- There is no parking on site, except for unloading.
- Unloading will take place in the existing on-site car park area.
- Parking is available on the surrounding streets.
- Employees, and contractors are encouraged to share vehicles or to use public transport.

4.3.3 Accidents, Fire, and Emergency Services

- Clear access for emergency personnel shall always be kept.
- Site specific emergency arrangements will be explained as part of the site-specific induction and emergency contacts and details will be posted on the Safety Notice board
- A designated Site Fire Warden will be responsible for carrying out a fire risk management assessment and make recommendations; he/she shall monitor the site for compliance on an ongoing basis.

4.3.4 Wheel Washing

- There is no 'muck-away' on the project and all vehicular movements will take place on surfaced roads and a car park. Consequently, there is no requirement for wheel washing.