

Additional information requested by planning - update to (condition 4) the Construction Management Plan and details of how Condition 5 will be satisfied

(TO BE READ IN CONJUNCTION WITH THE ORIGINALLY SUBMITTED CONDITION 4 & 5 OF THE PLANNING CONDITION PRE-COMMENCEMENT DISCHARGE APPLICATION)

Condition 4 (Construction Management) – There is not enough detail regarding how noise and dust from the site will be controlled during the construction process. There is also an asbestos ‘hotspot’ on the site so this should be considered in the CMP to ensure site workers are protected.

Traffic Management

Following a meeting on site with Paul Faux of Manchester City Highways we have agreed, subject to submission of the relevant applications, for the following (refer to marked up site plan):

Temporary double yellow lines to be provided on the left hand side of Brookstone Close and to be in operation Monday – Friday between 8 am and 6 pm

A Temporary site access is to be taken off Nell Lane as indicated. Construction details are to be issued by our Engineers to Manchester Highways for approval. Deliveries will be timed to avoid school arrival / school leaving times leaving the footpath obstruction free at these times. All access to be managed by a banksperson utilising temporary fencing where necessary. Delivery can be from either Nell Lane or Brookstone Close however vehicles accessing site off Nell Lane are to arrive in direction shown. Dependant on vehicle type / size and restrictions on Brookstone Close (residents vehicles) the intention will be to allow vehicles to leave site driving forwards however where this is not possible a banksperson will be used to manage all plant / vehicle movement until such time they are driving forward and not required.

Site Boundaries

The site boundary along the Nell Lane elevation is intended to be a solid timber / metal hoarding for the duration of the construction period. All other boundaries are to be herras fence panels fitted to scaffold tubes that have been concrete into the ground as the detail attached.

Vehicle gates to be incorporated at the temporary pavement crossing off Nell Lane (this entrance only to be used for vehicle access) and Vehicle and pedestrian gates to be incorporated at the Brookstone Close entrance.

Noise

A noise impact report has been prepared by e3p for this development. A copy of this report was issued as part of the original planning application. The recommendations of the report are being incorporated in the final scheme.

Noise creation during construction activities is unavoidable however where the potential to create excessive noise and vibration exists the proposed work method will be the subject of a Risk Assessment with controls measure implemented including, but not restricted to the following:

Off-site manufacture/process control (where possible)

Use of silenced and low vibration plant and equipment (where possible). This will be stipulated on our order with subcontractors and suppliers of equipment with careful selection of plant, construction methods and programming with noise and vibration monitoring taking place for activities likely to produce excessive amounts

Noise control zones – ensuring that adequate supervision is provided to ensure compliance and that they remain in place for the duration of the planned works. Ensuring that the areas subject to the Noise Control Zone are clearly marked and mandatory hearing protection signs are erected.

Where exceptionally noise operations are to be carried out acoustic enclosure / screens or barriers are to be considered

Use of ear defenders and other PPE for those working in and adjacent the area where the noise is being created / generated

Site rules will only allow radios to be used within the welfare facilities at break and lunchtimes – they will not be allowed within the work area.

Site plant such as generators and compressors are to be located as far away from the working area and also the neighbours / residents to limit the effect of noise generating equipment

Risk Assessments and Method Statements produced by our subcontractors will be reviewed with regards noise and vibration and authorised where deemed appropriate

Dust - Measures to be adopted to control the emission of dust and dirt during construction

Dust is a nuisance which takes many different forms and on this site dust is likely to be created from excavations, foundation & road construction, visible exhaust smoke, moving of materials, transport of dusty, dry materials, fine materials & aggregates, stockpiled materials, liquid storage & spills, materials disposals – wagons and skips, cutting, grinding, drilling, sawing, planing & sanding and the like operations

The site manager will carry out regular site inspections (with increased frequency of inspections especially during known particularly dusty operations) to identify potential dust

issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy weather conditions. Where reasonably practicable the intention will be to control dust production at source however in dry windy conditions areas will be damped down regularly to prevent dust forming on site. Any sawing or drilling works will only take place if water suppression systems or dust extracts are in place. Flexible plastic sheeting will be used to surround work activities where appropriate with personal wearing the correct facemasks to avoid inhalation. Any skips located on site will be positioned to limit dust and rubbish being spread with temporary sheeting installed over night to restrict debris and dust creation especially on windy days.

Storage of plant, material and machinery will be located away from adjacent residential neighbours.

To control material being transferred onto local roads or accessing water courses appropriate measures when installing sewers and forming roads will be implemented including bunting and tankering of existing sewers, scraping of the road / carparking areas once formed to remove as much dust producing materials as possible and placed in suitable receptors.

Condition 5 (Contamination) – The Remediation Strategy is accepted. A validation report will be required on completion of the work to discharge the condition – Asbestos Hotspot

The area indicated in WormsEye ground investigation report identifies low levels of asbestos fibres being present in the made ground of THB and BH2 at about 0.2 meters below ground level.

The area is to be marked up on site with the intention to remove this area at the start of the contract so that contamination of other areas is limited. Materials will be disposed of as hazardous waste. The area will in the short term be filled with imported stone and will form part of the extended car park on completion of the project. Copies of the disposal notices will be issued to Wormseye for their attention so they can issue the remediation validation report.