

Construction Management Plan

Location: Lowry House, 20 Fountain Street, Manchester M2 2AA

Scope of Works

Refurbishment Of Ground, 1st & 2nd Floors and Roof Level.

Mobilisation Strategy

The site boundary will be cordoned off using a Timber Hoarding Construction. This will ensure that the construction area is fully segregated and inaccessible to all unauthorised persons. Site security will be managed using Prime Secure monitored CCTV System. The site access for all deliveries and waste removal will be on Phoenix Street which has No through traffic or Public access therefore safer all round.

During the works there will be a designated site welfare space for all operatives including WC's within the Compound.

A desk will also be made available for the Site Supervisor to operate from including an established First aid point.

All deliveries of materials and the placement of skips have a drop zone within the site compound Ensuring there is no disruption to the general public and traffic.

A dilapidation survey has been carried out on the present condition of public walkway on Fountain Street. The public walkway is also covered & protected by a layer of 12 mm Plywood.

Regular briefings will be held with all operatives to discuss works in progress and minimising any Disruption to and from the site on the general public.

MB site-specific Risk Assessment and Method statements will be fully communicated to all the site team prior to the commencement of the works.

The site supervisor will act as the first site contact regarding general operations, site management and client liaison.

The site supervisor will ensure all work areas are clear and effectively segregated from members of the public and will also ensure the site compound and its contents do not encroach on the designated public walkway. This will be done by carrying out routine primary safety checks to the compound Hoarding and surrounding site boundary lines.

Site Working Hours

Monday to Friday	8.00am - 18.00pm
Saturday	8.00am - 16.30pm
Sunday	9.00am - 16.30pm

The average working day will be 8.00hrs 18.00hrs (Monday to Friday)

Plant & Machinery generating high level noise and other associated works will be restricted to operations between 0900hrs & 1600hrs on weekdays.

Noise and Dust Pollution Including Vibration

The following procedures will be considered and adopted where appropriate to minimise noise and dust pollution.

The control of dust arising from the construction works will be controlled in several ways depending on the work source causing/producing the dust and the timing and stage at which the construction works are at.



Measures for the control/suppression of air borne dust particles will be as follows:

In damp or wet conditions , little or no action will be required as the material will hold together, virtually eliminating any dust breakout from this operation.

All plant and equipment used will be held in from reputable hire companies ensuring plant is relatively new and well maintained.

The following procedures will be considered and adopted where appropriate to minimise noise, dust and vibration pollution:

- Use plant fitted with noise and dust suppressors
- Use dust extraction devices within confined spaces
- Use of wetting down procedures if possible
- Operatives carrying out such operations are to wear the appropriate PPE/RPE

Specific Dust Control Measures

These operations will be carried out with dust suppression, mechanical power tools fitted with either wet suppression units or vacuumed dust extraction units.

<u>Identified Operations</u>	<u>Tools</u>
Concrete Cutting (Not Applicable)	Wet Floor Saws - Dust cutter (Wet suppression or vacuum extraction)
Masonry Cutting (Applicable)	Stihl Saw - Water bottle attachment (wet suppression) or Dust vacuum attachment (extraction)

Control of Noise

The following procedures will be considered and adopted where appropriate to minimise noise pollution on the site.

- Use Plant fitted with noise suppressors
- Minimise the use of noisy plant, with a restriction on operating hours. These operating hours will be from 09.00am in the morning until 16:00pm.
- All operatives working closely to plant producing high noise levels will always use ear defenders.

The measures listed above will demonstrably reduce the risk of M B Build Ltd operatives and tenants exceeding the daily maximum noise exposure limit value of 87 dB as defined under (The Control Noise at Work Regulations 2005)

Waste Management

- General site wastage including rubble and other resultant debris will be carted away to the site skip.
- Site skips are located within the compound and have no impact on the general public.

Parking of Construction Vehicles and Other Staff Members

- There is no on site parking, Vans either drop off as necessary and use NCP or other and the site team use the Parking bays at the accommodation with a 10min walk to site.



Vehicle Movement to and from Site

All deliveries and waste removal to and from the site will be programmed on a "Week in Lieu" basis so that we can Plan the week ahead.

There is no external storage outside the Compound at any given time Day or Night.
Planned delivery and removal time slots will be between the hours of 8am and 11am weekdays only.

There is a loading bay directly outside the Compound gates on Phoenix Street for any larger vehicles that cannot access the Compound 'Lay down Area' but all other vehicles can reverse into the Compound and unload including Skip Lorries.

No Parking Bays will be closed or utilised for any deliveries.

The Largest Vehicles will be H2 or H3 Class everything else will be standard Tradesmen Vehicles.
The loading Bay on Phoenix Street will be coned off and operated by a designated Banksman and Colleague to monitor and other passing vehicles and pedestrians but bearing in mind that Phoenix Street is a dead-end Street with no through traffic or pedestrian access.

Fountain Street is also One Way Only.

There is no Contractor parking available or required as all vans are unloaded and NCP Parked daily or when necessary.

All operatives travel to the site on foot from our accommodation which also has parking facilities as previously mentioned.

The Compound itself is cleaned at the end of the working week and Phoenix Street loading bay after each delivery and skip removal.

Swept Path Analysis & Wheel Washing Facilities

The areas in and around the site compound will be cleaned regularly when required to ensure excess dust and debris are not carried out onto the public footpath. General road sweeping of the surrounding roads provided by the Local Council will continue as required.

Site Logistics Plan

An approximate four-metre-wide pedestrian walkway from the Site hoarding will be made clear for members of the public. The pedestrian walkway will reduce to no less than a minimum requirement of one and a half metres wide as the walkway approaches the corner of Phoenix Street and Fountain Street. MB will ensure that the minimum requirement of one and a half metre is always made accessible as a public walkway.

The Site compound will comprise of a hoarding erected around the perimeter to form the site boundary. When erecting the hoarding MB operatives will fully consider the minimum pedestrian walkway requirements agreed with the Landlord etc. The site access gates will be on Phoenix Street.

The site Banksman will oversee all deliveries and transportation of goods to and from site including preliminary checks of any blind spots around the corner of Phoenix Street and Fountain Street.



Appendix

