

# **HULME COMMUNITY GARDEN CENTRE**

## **Construction Management Plan**

**Rev. 2    5/2/21**

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### **Introduction:**

Hulme Community Garden Centre is a unique community-led inner-city horticultural project, located close to centre of Manchester. Our mission is to bring the local community together through gardening. Using recycled shipping containers, we plan to install a new retail shop, offices, volunteers' hub, a cafe plus upper floor storage. These improved facilities will provide a great benefit to the local community.

Therefore it is very important to us that the Centre remains open and accessible to the Public throughout the planned works.

### **Construction Site Access:**

All construction works access will be through the double gates on Warwick Street. Heras fencing will be in place to separate these gates, the on-site access road and the construction site itself from members of the public. A temporary road has been laid using hard-core and tarmac planings over the area of existing flower beds onto the tarmac surface of the original carpark area. These measures will preclude the potential for delivery and construction vehicles trailing mud onto the public highway following delivery to the site. All deliveries are now over hard standing surfaces. In the unlikely event of this happening, a team of sweepers from the Garden Centre will be employed to clear the spoil.

**Wheel washing:** Not required, see above.

**Public Access:**

The entire area of the Garden Centre is protected by an existing 4 metre high security fence. This fence will be maintained throughout the Project. The existing gates on Old Birley Street will be maintained for Public access only. Warning signs, stating that unauthorized entry into the works area is forbidden, will be placed at intervals on the Heras Fencing.

**Dust Suppression:**

The works do not involve large scale excavations and demolitions. The containers are delivered to site in a finished state. Therefore the works will not generate a dusty environment and so dust suppression measures will be unnecessary

**Parking.**

An area within the site to the north of the delivery gate has been reserved for staff parking during the construction period. Construction vehicles will remain within the works area for the period they are required. They will leave site immediately this period is ended.

**Construction Vehicle Sheeting.**

Not required

**Workings Hours:**

Monday to Friday: 0800 to 1700  
Saturday: 0800 to 1300  
Sunday: No working

**Drawings and Plans:**

As per Planning Application Submission. These drawings include a plan of the separation of the Public from the area of the construction site.

**Materials Storage Areas and Site Offices:**

Materials and the Construction Site Office will be contained within the Heras Fencing forming the boundary to the site construction area.

### **Site Waste Management Plan:**

Our planned use of recycled shipping containers will minimize the amount of building waste generated by the works. The projected amount of site material is as follows:

1. Topsoil generated by access road works = 10.0 m<sup>3</sup>.
2. Hardcore generated by foundation works = 2.0 m<sup>3</sup>
3. Subsoil generated by foundation works = 5.0 m<sup>3</sup>

These materials will be stored on site for the future construction of landscaped areas within the site. Therefore these arisings will not be considered as 'waste'

4. Packaging arising from internal container fit-out = 10.0 m<sup>3</sup>

These materials will be transferred to skips delivered to site. Estimated no. of 6-yard skips required = 3 no.

5. Materials arising from services trench.

All materials arising from the construction of new services will be used in the reinstatement of the trench.

### **Drainage Control:**

The existing tarmac car park on which the works are planned was designed and laid to falls in order to drain rainwater. There is an existing storm water drainage channel which carries rainwater into an area of flower beds where water historically soaks away. The site has not experienced flooding. The new works have been designed to specifically maintain this existing channel.

There is no potential for drainage off-site onto the Public Highway.

### **Site Security and Lighting:**

The Garden Centre is contained within a 4 -metre high security fence within intermittent security lights. There are 3 no. access gates at intervals through the fence for site access. The gates have security padlocks on the gates for times when the Garden Centre is closed. All site works are contained within the boundary of the Garden Centre. In addition all construction works will take place during the Centre's opening hours. Therefore no additional security measures are planned.

### **Noise and Vibration Assessment:**

BS5228 gives a code of practice for the control; of noise and vibration on Construction Sites. This code of practice is for the benefit of Employees, the Public and the Environment. The code requires a risk assessment of equipment and/or works operations with the potential to generate noise and vibration.

1. Stihl Hand- held Disc Cutter. Limited usage. Used intermittently for cutting tarmac. Noise and HAVS assessment covered by Contractor's Method Statement and Risk Assessment

2. Takeuchi TB216 Mini Excavator: From tables, sound power level (db) = 99. All operations conducted within the garden centre. 80 meters minimum distance from nearest residential properties.

3. Delivery and installation of Containers: Covered by Specialist Contractor's Method Statement and Risk Assessment.

There are no operations requiring the use of large scale or heavy equipment for the completion of this project.

**Points of Contact:**

Works will not take place outside of Centre Opening Hours. Signs will be placed on the works entry gate directing enquiries to the Garden Centre Office, rather than to the Construction Site Office. This is to preclude members of the Public entering the site.