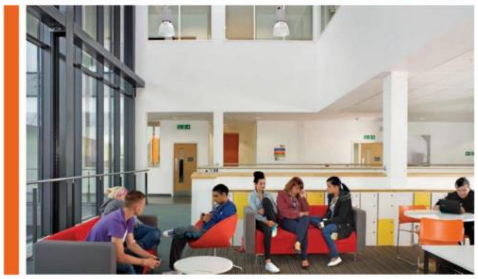

aaprojects

Construction Management Plan

on

Former Renaissance Hotel Redevelopment, Blackfriars Street, Manchester

for

Starwood Capital Group & Property Alliance Group

April 2021

vision into reality

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A **Draft Site Constraints Plans (site and service yard)**

1.0 Introduction

This document will outline construction, logistical and environmental management processes required to be implemented on site by the appointed Principal Contractor engaged for the redevelopment of the hotel demise.

Exact measures implemented may be subject to slight alteration subject to consultation with the Principal Contractor, Manchester City Council, Client team, and any other relevant stakeholders, however all provisions implemented on site will achieve as a minimum legislative compliance.

2.0 Scheme Overview

This document has been prepared to support a planning application for the redevelopment of the former Renaissance hotel, Blackfriars Street, Manchester. The site occupies a prominent location in the City Centre, fronting onto Deansgate, Blackfriars Street, and Victoria Bridge Streets, and the River Irwell. It currently comprises a vacant 15-storey, 203 bedroom hotel building, a multi-storey car park, a restaurant and a dilapidated former office building (Premier House) which has been vacant for many years.

This planning application to which this CMP relates is for external alterations to the existing hotel building as part of a wider internal redevelopment of the property. The proposals seek to create a new high-quality destination hotel being brough forward by a leading operator. The hotel forms part of the wider redevelopment aspirations for the former Renaissance site. However, this CMP relates only to the redevelopment of the hotel. Full details of the proposals are provided within the wider planning application submission including Design and Access Statement.

3.0 Site Working Hours

All demolition and construction work, and ancillary operations, including deliveries to and dispatch from the site shall be confined to the following periods:

Between 07:30 and 18:30 Monday to Friday

Between 08:00 and 17:00 on Saturdays

No planned works on Sundays and public Holidays.

The operation of plant/machinery/power tools and any noisy operations will be limited to the core hours stated above.

It is recognised that there may be exceptional circumstances where the restriction on hours of work cannot be adhered to, in which case all reasonably practicable mitigation management procedures will be implemented, such as the Principal Contractor will provide advance notification and justification for any extension to the working hours to the Planning authority and notify any affected neighbours before works start outside normal hours.

4.0 Site Security

The construction works are primarily within the demise of the existing building, with contractor office and welfare setup also intended to be accommodated internally. The residual service yard area to the rear will remain securely controlled via the existing gate to the ramp to Balckfriars Street, and internal access from with the existing buildings.

Security will be in place to manage access to and from the site.

Out of hours, the site access will be locked. 24/7 security will be in place.

The site pedestrian and vehicular entrance/s and exit/s will be clearly marked.

The integrity and effectiveness of site security arrangements will be subject to a daily recorded check by the Principal Contractor with any adaptations or amendments required addressed as a matter of urgency.

5.0 Site Facilities

Welfare arrangements will be in line with schedule 2 of the Construction (Design and Management) Regulations 2015 and maintained throughout the construction phase. Additionally, these measures will also be in line with the latest guidance regards the management of Covid-19.

Generally contactor site offices and welfare facilities are intended to be accommodated within the existing hotel demise, for the majority of the redevelopment works. These may need to be supplemented externally in the service yard area as the works near completion.

6.0 Deliveries, Site Logistics, Transport Management & Pedestrian Safety

Please see Appendix A of this document for the site constraints plans which indicate the proposed arrangements.

The majority of the hotel redevelopment works are within the demise of the existing building. As such the key point for pedestrian control and safety will be on Blackfriars Street.

Details are already under discussion with Manchester City Council and Highways, however the pavement section to the hotel frontage is intended to be closed as shown on the constraints plan, along with a one-way road closure. This will create a safe, segregated lay-down area to facilitate hotel redevelopment works. Vehicle deliveries will be managed by banksmen, with secure gates provided for both entry and exit.

Visibility at junctions will be maintained appropriately, and clear signage displayed.

Pedestrians will be redirected to the pavement on the opposite side of Blackfriars Street.

Depending on the size and nature of materials deliveries, these will either by offloaded in the secure zone on Blackfriars Street, or otherwise vehicles may access the rear service yard off the vehicle ramp off Blackfriars street, managed via dedicated banksman. Skips and waste removal shall follow a similar principle.

Materials will be procured & delivered on a just in time delivery procedure, additionally all plant will be left in a safe and secure manner at the end of each day within the extent of the site.

The appointed Principal Contractor will be responsible for ensuring that subcontractors and delivery drivers adhere to scheduled delivery slots to avoid stacked deliveries and congestion on the public highway. This will be formalised through implementation of a Traffic Management Plan. This will also be in coordination with any works ongoing on adjacent areas of the site.

7.0 Measures to control Dust

Dust can created on the site during most stages of construction and will be managed throughout. However the majority of works under this application are intenral to the existing building, and so dust to external areas is expected to be minimal.

Where such conditions do exist or arise such as redevelopment works to the main hotel front entrance, measures will be taken to minimise and control dust on site through industry standard measures such as dampening down. Other than such isolated areas, the majority of dust likely to escape the building to the outside locally is created from the use of waste chutes. For that reason the Principal Contractor will not use waste chutes, waste shall be transported in bins via a goods hoist or internal existing lifts.

Generally good housekeeping should be employed to reduce the amount of dust created. The Principal Contractor in conjunction with its sub-contractors shall ensure dust generated from site activities does not become a risk to others and in doing so shall assess the dust risk for each work package, ensure adequate controls are in place and review these controls with their contractors.

Measures will be taken to eliminate, or at least minimise, dust generation with consideration given to material usage, type of work equipment used and work methods applied. Where dust creation is unavoidable, dampening down techniques will be applied.

Due to the nature/scale of the proposed Works proposed for this phase of development it is not envisaged that an Air quality plan (AQP) will be required for this development.

8.0 Measures to Control Noise

As part of the pre-planning process of work activities, those works which may bring about excessive or high levels of noise will be pre-assessed, including the impact upon construction operatives and residents/neighbours in nearby premises.

The requirements described within The Noise at Work Regulations 2005 and the British Standard BS 5228 Noise and Vibration Control on Construction and Open Sites will be adhered to fully.

In brief, The Principal Contractor will limit as much as is practical high noise operations and where this is unavoidable measures will be taken, such as the selection of plant and

equipment or work processes, which does not emit high noise levels or equipment, which is fitted with silencing/anti-vibration equipment.

Also any noisy equipment will be sited as far away from occupied premises as possible and turned off when not in use. Noise paths will be restricted by the placement of enclosures/barriers where practical. The above measures will be considered as part of the assessment process, which will identify noisy hazards, estimate likely exposure to noise by construction operatives and any other persons likely to be affected, identify measures required to eliminate or reduce noise exposure, and make persons likely to be affected by noise aware of the risks and controls which are being taken.

9.0 Waste Minimisation and Management

Introduction

This procedure applies to the minimisation, storage and disposal of all wastes generated during the construction works. It is also concerned with the establishment of procedures for complying with statutory and good practice requirements for waste management. The Principal Contractor is responsible for ensuring that the relevant documentation is completed and held on site. In addition, all operatives are responsible for adhering to the requirements of the procedure.

Relevant Legislation and Guidance

- Environmental Protection Act 1990, Part II;
- Environmental Protection (Duty of Care) Regulations 1991;
- Hazardous Waste Regulations, 2005;
- Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991; and
- Site Waste Management Plans – Guidance for Construction Contractors and Clients, Department of Trade and Industry; July 2004. The National Construction Best Practice Programme advocates 'lean production' methods and the minimisation of accidental on-site material wastage. The reuse of materials should take place wherever possible. Any remaining waste should be considered for recycling.
- To assist in achieving best practice, the Principal Contractor's attention is drawn to the following initiatives:
- Waste exchange - electronic waste board where contractors can advertise the availability of various types of waste available and companies can search for materials they need (www.wasteexchange.org);
- WRAP – The Waste Resources and Action Programme set up to establish markets for buying and selling recycled materials. Includes a guide to specifying sustainable aggregates www.wrap.org.uk
- Best Practical Environmental Option - Assessment by BRE of methods of demolition, construction and disposal of wastes to enable development of Best Practical Environmental Options for waste management; and
- Other Building Research Establishment (BRE) and CIRIA current initiatives relating to construction

Waste Reduction

Over ordering of materials should be avoided, and deliveries of materials should be arranged for the appropriate stage of construction. Packaging from raw materials should only be removed immediately prior to use, to avoid damage to the materials and waste generation.

Initiatives to reduce waste streams should be incorporated where possible. These may include obtaining information on materials packaging from manufacturers and suppliers and avoiding purchase of over-packaged materials, liaison with the suppliers to enable packaging material to be sent back for reuse, use of off-cuts where possible and the recycling of off-cut material by the supplier e.g. plasterboard.

Recycling

Materials to be recycled will be sorted on site and stored in an appropriate container or stockpile ready for collection. The amount of waste reused, recycled or sent to landfill should be recorded by Contractor and compared with the targets for waste re-use and recycling.

A detailed waste plan should be developed by Contractor to identify methods of waste minimisation and recycling. At least five of the following materials will be recycled:

- Ceramics such as bricks, tiles, toilets and sinks;
- Inert materials such as soils, clays, sand, gravel and natural stone;
- Metals such as radiators, metal formwork, metal sinks, cables and wires;
- Packaging such as paint pots, pallets, cardboard, bubble wrap, cable drums and wrapping bands;
- Plaster/cement such as plasterboard, render, plaster, cement, fibre cement sheets;
- Concrete such as kerb stones, paving slabs, rubble and solid blocks; Timber; and
- Chemicals and oils.

Waste Disposal

Waste should be segregated into recyclable, inert, non-hazardous or hazardous waste and retained in clearly labelled stockpiles, skips or drums in designated areas.

All waste removed from site (including recyclable waste) must be taken to a licensed or exempt waste disposal facility by a registered waste carrier. The Principal Contractor will ensure that all waste carriers and waste disposal facilities are licensed. Non-hazardous waste will be covered by a Waste Transfer Note.

The Transfer Note must include an accurate description of the type, quantity and containment of waste, the European Waste Catalogue Number and details of the waste carrier. Sufficient information must be provided to ensure that the waste disposal operator

is aware of any potential hazards of the substance. All documentation must be retained for a minimum of 2 years and be available for inspection.

Waste Storage

All waste will be stored in an appropriate container to prevent escape of material and the site must be left in a clean and tidy condition at the end of each day.

Separate designated skips shall be sited, in the rear service yard, for separation of recyclable and non-recyclable waste.

Food waste will be collected regularly to avoid attracting vermin to the site.

More frequent cleaning will be carried out around canteens and toilets.

All roads, pavements, construction equipment, temporary structures, materials and machines will be kept clean and tidy at all times with litter and rubbish removed promptly.

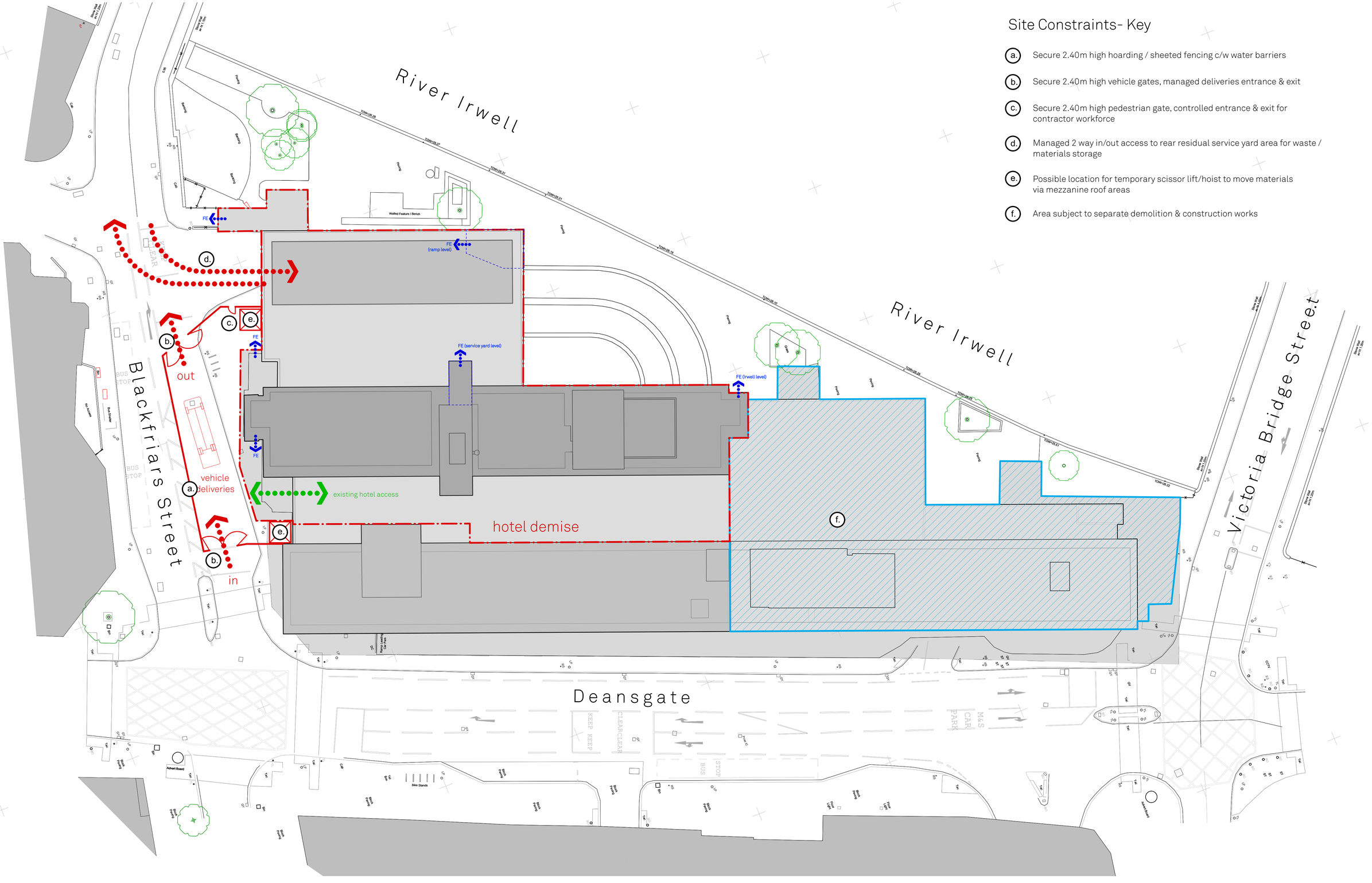
On completion of the works, each contractor must clear away, and move from the site, all plant, surplus materials, rubbish and temporary works.

When leaving the site, appropriate measures will be taken to prevent waste escaping onto the public highways, for example containers must be secured and open skips must be covered by sheeting.

Note: some of these provisions may be adapted to suit the requirements of Covid-19 management procedures to the extent applicable at the time of undertaking the work.

APPENDIX A

Draft Site Constraints Plans



Site Constraints- Key

- (a.) Secure 2.40m high hoarding / sheeted fencing c/w water barriers
- (b.) Secure 2.40m high vehicle gates, managed deliveries entrance & exit
- (c.) Secure 2.40m high pedestrian gate, controlled entrance & exit for contractor workforce
- (d.) Managed 2 way in/out access to rear residual service yard area for waste / materials storage
- (e.) Possible location for temporary scissor lift/hoist to move materials via mezzanine roof areas
- (f.) Area subject to separate demolition & construction works

Notes:
Rev A- 15/04/21: Minor amendment to fence-line.

Project Name:	Title:			
Renaissance	Hotel- Block 3 Construction Management Plan- Site Constraints			
Drawn: RG / Checked: DB	Status: Planning	Project: 150	Drawing No: B3_02_1219	Rev: A
Details: 13/04/21	Issued for Planning		Scale: 1:250 @A1	

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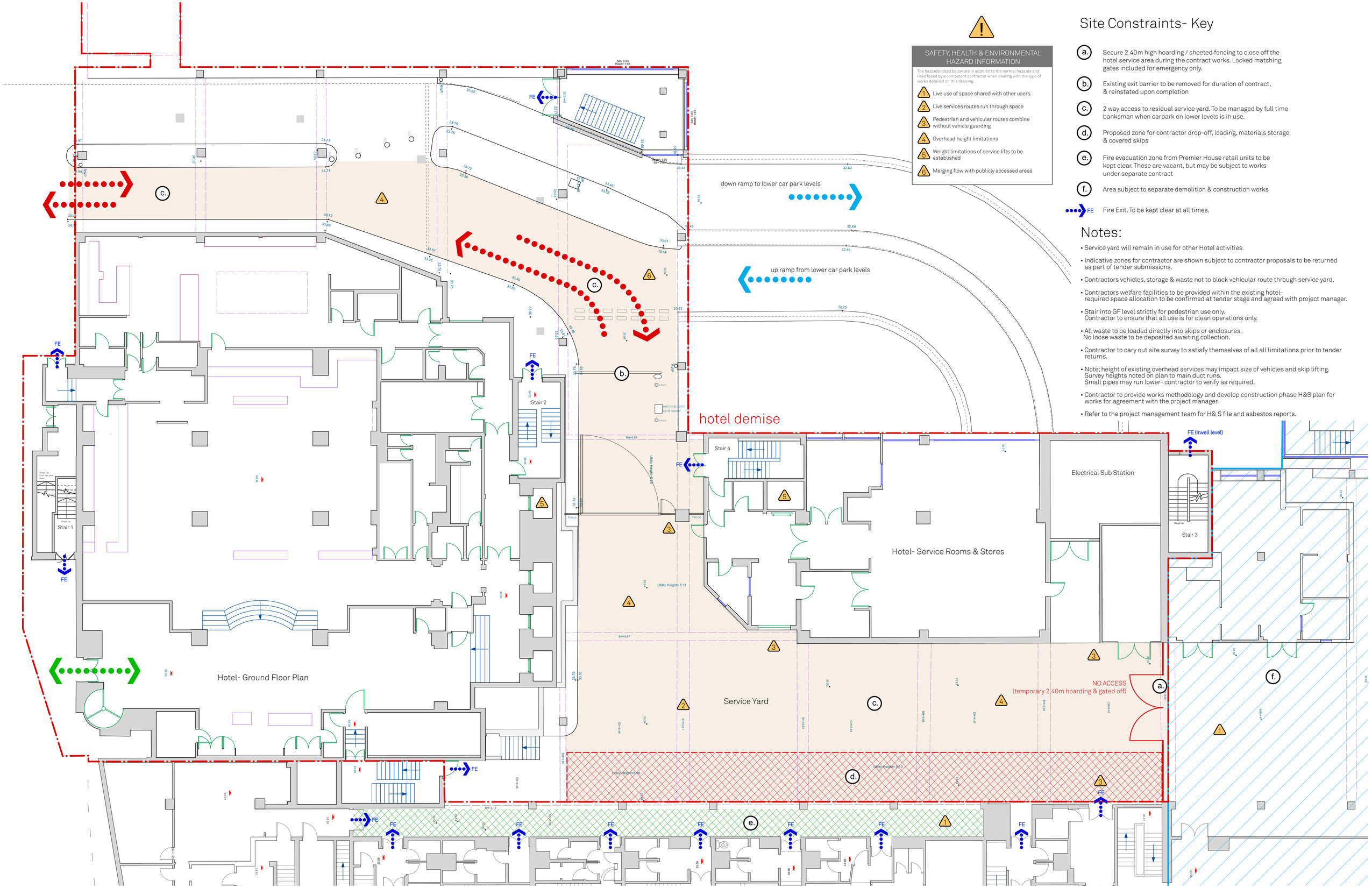

SAFETY, HEALTH & ENVIRONMENTAL HAZARD INFORMATION

The hazards noted below are in addition to the normal hazards and risks faced by a competent contractor when dealing with the type of works detailed on this drawing.

1. Live use of space shared with other users.
2. Live services routes run through space
3. Pedestrian and vehicular routes combine without vehicle guarding
4. Overhead height limitations
5. Weight limitations of service lifts to be established
6. Merging flow with publicly accessed areas

Site Constraints- Key

- a. Secure 2.40m high hoarding / sheeted fencing to close off the hotel service area during the contract works. Locked matching gates included for emergency only.
- b. Existing exit barrier to be removed for duration of contract, & reinstated upon completion
- c. 2 way access to residual service yard. To be managed by full time banksman when carpark on lower levels is in use.
- d. Proposed zone for contractor drop-off, loading, materials storage & covered skips
- e. Fire evacuation zone from Premier House retail units to be kept clear. These are vacant, but may be subject to works under separate contract
- f. Area subject to separate demolition & construction works
- FE Fire Exit. To be kept clear at all times.

Notes:

- Service yard will remain in use for other Hotel activities.
- Indicative zones for contractor are shown subject to contractor proposals to be returned as part of tender submissions.
- Contractors vehicles, storage & waste not to block vehicular route through service yard.
- Contractors welfare facilities to be provided within the existing hotel- required space allocation to be confirmed at tender stage and agreed with project manager.
- Stair into GF level strictly for pedestrian use only. Contractor to ensure that all use is for clean operations only.
- All waste to be loaded directly into skips or enclosures. No loose waste to be deposited awaiting collection.
- Contractor to cary out site survey to satisfy themselves of all all limitations prior to tender returns.
- Note; height of existing overhead services may impact size of vehicles and skip lifting. Survey heights noted on plan to main duct runs. Small pipes may run lower- contractor to verify as required.
- Contractor to provide works methodology and develop construction phase H&S plan for works for agreement with the project manager.
- Refer to the project management team for H& S file and asbestos reports.

Notes:

Rev A- 15/04/21: Notes amended

Project Name:	Title:				
Renaissance	Hotel- Block 3: Construction Management Plan: Service Yard Constraints Plan				
Drawn: RG	Checked: DB	Status: Planning	Project: 150	Drawing No: B3_02_1218	Rev: A
Details: 13/04/21		Issued for Planning		Scale: 1:100 @A1	

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