

**Change of Use from D1 (Church/Community) to C3(a) (Residential) as 9 No.
apartments, including elevational alterations. 8 Cable Street, Manchester, M4 5EG**

APPLICATION NUMBERS 114908/FO/2016 AND 114909/LO/2016

Discharge of Conditions Supporting information

On behalf of

Artisan H

Prepared by



VERSION 2 - MARCH 2021

Application number: 114908/FO/2016

Condition 4

Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include

Dust suppression measures;

Compound locations where relevant;

Location, removal and recycling of waste;

Parking of construction vehicles;

Wheel washing facilities; and

Sheeting over of construction vehicles.

Site security

The Site

The site is located to the north-east of Manchester City Centre, within 200m from the inner ring road surrounding the city centre.

The existing building is a standalone four storey plus basement mill property. The site is bounded by the main ring road (A665) to the north-east, Chadderton Street to the north-west, cable Street to the south-west and vacant land currently used as a car park to the south-east. The car park is not under the same ownership and access to it for use during the construction work cannot be relied upon. The building is located within the authoritative boundary of Manchester City Council who are both the local planning and highway authority.

The project broadly comprises removal of any unwanted waste from the building, stripping the building back to its retained elements and converting it into a residential apartment building.

The site boundary is essentially the building footprint.

The building is brick-built with central cast-iron columns supporting main steel beams and timber joists and floors.

All construction activities will take place within the boundaries of the site / building other than any new connections to utility services. Any lifting operations may require partial road closures. These will be confined to the non-major roads and will be subject to further agreements with the Authority. The majority of the works will be contained within the building.

Working Hours

The majority of the works will be contained within the building and it is anticipated the building structure will contain much of the construction noise.

Site working hours will be within the following times:

7.30am to 6pm on Monday to Friday

8:00am to 2.00pm on Saturdays

Noisy work likely to be heard outside the site boundary will be restricted to within the following hours.

7.30am to 6pm on Monday to Friday

8:00am to 12.30pm on Saturdays

No working on Sundays or Public Holidays

Site compound arrangements

For the initial demolition and cleaning phase and Structural work, the ground floor section of the building near to Cable Street (denoted on the plans as F1) will be used as secure storage of waste, where it will then be transferred swiftly to the collection vehicle where regular collection s are to be planned in to prevent a build-up of waste.

There will need to be a site office and welfare cabin position externally during this phase of work to avoid any health and safety risk, this will be for a period of 12 weeks. It is proposed the cabins will be positioned on cable street where the road is closed from access to Oldham Road. They will be positioned to avoid disruption to the access of the neighbouring carpark site. (Please see drawing 21-558-00-01 Site Location Plan)

The second phase on site the principles are:

Materials compound / site office and welfare will utilise the proposed unit F1 Ground floor and basement inside the building, removing the need for external cabins through this phase of the work. This area will be accessed via Cable Street where traffic is very minimal. (Please see drawing 21-558-000-02 Ground Floor and Basement plan)

Materials will need to be unloaded and taken into the building avoiding disruption to the vehicular circulation. At no time will any vehicle disrupt the ring road (A665)

Repairs to any External elevations of the building will be undertaken off a mobile cherry picker to avoid any long-term scaffolding requirements

Lifting of materials to each level by telehandler and distributed around the building using trolleys

Initial welfare facilities using existing WC and mobile welfare facility to be replaced by a purpose-built temporary site office and welfare facilities constructed within the proposed Lower section of the building.

The site will have monitored CCTV installed throughout the duration of the work to prevent unwanted access while the works are ongoing. The security of the site areas will be continually reviewed and additional measures, such as the use of onsite security staff, may be utilised where needed.

Site Signage

Signage will be placed on the perimeter of the building adjacent to the site entrance identifying the following:

Minimum PPE requirements of hard hat, hi-viz clothing and safety boots.

That all visitors and deliveries must report to the site office.

Contact number for the Site Manager

Warning signs of moving traffic.

Pedestrian route direction signs

Location of Site Office, First Aid and Muster points.

Materials and waste: loading, unloading and storage

The building has been stripped to a shell so waste resulting from demolition will be minimal. The waste will be bagged and removed using a pick-up or similar vehicle. The demolition company appointed will be a registered waste carrier. Cable Street used to remove the waste from the building.

Deliveries will generally be to the materials storage compound area accessed from Cable Street.

Generally, first fix materials will be loaded directly to each floor level upon arrival. Heavy materials, such as plasterboard, will be distributed using board trolleys and rollers to minimise manual handling.

Phasing of works

The programme of works will be dependent on a number of factors including weather and availability of resources however the principles of the construction phasing will be:

Removal of lift car and machinery

Minor demolition works internally; the building has been stripped to shell but there are a number of minor areas of further demolition required.

Cleaning of internal areas of brickwork to staircase.

Initial temporary site set-up and welfare facilities and provision of temporary site electrical supplies including temporary fire alarm system and security system.

Construction of temporary site welfare and mess/office facilities in proposed lower level.

Doff Treatment of existing fabric

Repairs where required to brickwork and pointing

Secondary Window installation

Roof works, repairs where necessary, insulation.

Internal metal stud and board partitions to form each apartment.

First and second fix followed by decoration.

Installation of new lift.

Removal of temporary site offices and completion of lower level F1 apartment.

Completion and snagging.

Management

Daily inspections of the site and the works will be undertaken to ensure compliance with the Construction Plan. Any incidents are to be reported immediately to the Site Manager.

The Contracts Manager will undertake regular inspections with regard to the relevant standards/legislation and the contents of the Construction Plan.

The Construction Management Team comprising Directors, Construction Manager, Buyers and Site Supervisory staff will hold regular COVID SAFE meetings, usually on a weekly basis, with attendance by design consultants as required. These will review progress and address construction methodology.

Independent monthly site safety inspections also consider items covered by the Construction Plan. Any issues are initially raised with the Site Manager during the visit. These are reported to the Construction Manager together with any remedial actions or other recommendations.

Any concerns raised during the works will be addressed by the Contracts Manager and the Management Team

Parking Arrangements

There is no parking for operatives on site. Tools may be dropped off using the layby and then stored in the secure storage area on site.

The majority of contractors have worked with the project team on similar schemes and will stay in local accommodation. Experience has shown that sharing vehicles or walking to the site has been favoured over using off-street parking.

Other construction vehicles are not anticipated. If required, Off-street parking is available close by. Operatives will be expected to use this provision or other public parking.

It is not anticipate for there to be any Wheel washing requirement due to the nature of the works.

Dust Prevention measures.

Debris resulting from the demolition works will be bagged and sheeted before leaving the site.

Skips may be used for waste arising from construction. These will be sheeted to minimise the risk of dust. Skips would be positioned at the end of Cable street where there is no risk of disruption to the road network. Should this be required it will be subject to the relevant permits from the authority. Should skips be needed these will be fenced off with heras fencing to prevent unauthorised access to them.

The internal brick cleaning will be by dry blasting using a specialist with personal protective equipment. Dry blasting has been selected to minimise the risk of slipping on the staircase. Other operatives will not be on site during this operation and the arisings will be bagged for removal.

External brick cleaning is not required, the external brick of the building is to be retained as existing.

Dust arising from construction operations will be minimised by using on-tool extraction systems or water suppression. This is also required to comply with Health and Safety Regulations.

The site will also have an industrial vacuum with an M or H class filter for final cleaning.

Condition 6

Before the development commences an acoustic attenuation scheme to protect against traffic noise, and any commercial or public areas, including particulars of the internal noise levels to be achieved, acoustic glazing and acoustically treated ventilation to be installed as part of the development, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full before the residential apartments are occupied

To comply with the acoustic requirements as outlined in the acoustic report, the existing glazed units will be retained and refurbished. This will involve filling any gaps/cracks to ensure the acoustic performance is not compromised.

The secondary glazing system will then be installed in line with the acoustic consultant recommendations. The proposed glazing system is the Bereco acoustic timber windows., it has been confirmed this will adequately meet the requirements of the numbers as stated below in the acoustic report.

Glazing Type	Required Overall Sound Reduction Performance R_w	Glazing Type - Indicative Only
Type A	45 dB	R_w 45 dB secondary Glazing System [eg 6mm glass / 100mm air / 4mm glass]
		Acoustic Trickle Ventilator [Required $D_{n,e,w}$ 38dB]
		or Mechanical Ventilation

Table 6.3: Required glazing performance

Please refer to accompanying Window brochure ‘Bereco Acoustic Timber Windows’ and WECE Mechanical design proposals.

Condition 8

No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

For the duration of the construction period, where possible any waste or recycling will be bagged and removed using a pick-up or similar vehicle. The demolition company appointed will be a registered waste carrier. Cable Street used to remove the waste from the building.

On occasion when the above is not possible a permit will be requested to for a skip to be in a fenced off area as shown on the site location plan 21-558-00-01. It is stressed this is to be done only when plan A cannot be feasibly implemented. In this scenario debris resulting from the demolition works will be bagged and sheeted before leaving the site

For the removal of the site waste, a contract is to be awarded to B and M Waste services for collection of all site waste.

bagnallandmorris.com

Upon completion and occupation

It will then be the responsibility of the management company to make arrangements on bin collection day to ensure the bins are taken from the waste storage room in the basement, and positioned in an unobstructive location on Chadderton Street. The Management company is RMG

rmguk.com

Please refer to both locations highlighted on 21-558-00-02. The exact details of the day, time and specific location are to be agreed prior to occupation with MCC waste and recycling team.

All site waste will be stored in the building until the end of each day when it will be removed by either the trades themselves or a contracted waste removal company. We are in discussions with B and M Waste services for both the long-term building waste and also the site waste to ensure there is never a need for a skip to be located externally to the building.

All Site welfare and site office will be contained within the building envelope also.

Condition 9

Prior to first occupation a scheme including details for air intake for the apartments at ground and first floor level, shall be provided, details including which system which shall be installed to maintain a clean air supply is provided to the apartments, shall be submitted to and approved in writing by the City Council as local planning authority. The approved air quality scheme shall be completed before any of the dwelling units are occupied.

Please refer to the accompanying updated AQA and WECE Ventilation design proposals.

Condition 3

Notwithstanding the details submitted and before any of the following works commence final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

any works required to implement any agreed acoustic insulation scheme;

Please refer to accompanying Window Specification 'Bereco Acoustic Timber Windows'

Shadow gap detail for abutment of existing walls and proposed partitions;

Please refer to the accompanying PLA shadow Gap detail, drawing 21-558-00-03

Details of services, including electrical installations, light fittings and any cabling.

Please refer to accompanying WECE M & E design proposals

The approve scheme shall then be implemented in accordance with these details.

Condition 4

No development shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Details of works required to acoustically insulate the apartments as required by condition 6.

Please refer to accompanying Window Specification 'Bereco Acoustic Timber Windows'

Details of air intake equipment including a Strategy setting out design parameters detailing locations for ducting within rooms and details of conduits on exposed walls;

Please refer to accompanying WECE M & E design proposals

A Strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment) and internal mail boxes; and

Please refer to accompanying WECE M & E design proposals