



MANCHESTER
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Piccadilly Warehouse

(10 Minshull Street and 11 Bloom Street)

Construction Management Plan

Construction Stage

15/04/21



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1.1	15.04.2021	Alexandra Radu	Ralph Taylor

1 Introduction

Manchester Design and Build has prepared the following Construction Management Plan to accompany the planning application for the proposed repair, refurbishment and new use of 11 Bloom Street and 10 Minshull Street, including the removal of non-original internal partitions and construction of a new single storey vertical extension and roof terrace to 11 Bloom Street to provide 80 residential apartments hard landscaping, external lighting, access, servicing and other associated works.

1.1 Scope and Purpose of Report

This report has been prepared in support of the planning application and is intended to provide high-level information on known site constraints during the construction phase. The report is based on the envisaged methodology and timescales at the time of the submission of the planning application.

2 Project Details

2.1 Location

The application site consists of the existing 11 Bloom Street and 10 Minshull Street Warehouses and associated yard area between. The buildings form the boundary to the pavement edge on all sides apart from the yard area which comprises a hard standing alley between the 2 buildings from Richmond Street to Bloom Street, which has secured gated entrances at both ends. Pedestrian access to 11 Bloom Street is via steps from Bloom Street adjacent the alleyway to a raised entrance. Main entrance to Bloom is at the corner next to the car park. The existing entrance levels within this application is known as the upper ground floor.

The site is bound on three sides by streets, namely Minshull Street, Bloom Street and Richmond Street with a car park to the fourth boundary.

2.2 Site History

MINDEL HOUSE - The building was constructed as a warehouse c. 1876 and is typical of this period. As a warehouse, the building would have been built with offices at the ground and first floors, with the upper floors open. Mindel House was a manufacturer's warehouse of a typical plan, being almost square and each floor was generally divided into specialist departments.

As a whole, the building holds a great deal of communal, historic and evidential value forming a part of a group of warehouses built at the same style and in the same location. Also, as it retains much of the external façade from its original construction, it also has a high degree of aesthetic value, mainly relating to the Bloom Street and Minshull Street frontages. The interior has survived less well, but still retains several original features, and so does not detract from the overall heritage value.

BLOOM - The building was constructed as a warehouse, most likely finished in 1877 when it appears in the trade directories with several occupants. The building layout is also typical of an export warehouse in that it had a corner doorway with steps up to a raised ground floor. This led directly to a fine staircase rising through the building. Offices and the wareroom were likely on the ground floor, with more offices on the first floor, also shown by the embellishment of the architecture in these areas, such as plaster cornices.

Similar to Mindel, as it retains much of the external façade from its original construction, it also has a high degree of aesthetic value, mainly relating to the Bloom Street frontage. The interior has survived less well, but still retains several original features.

11 Bloom Street was listed Grade II on 6 June 1994.

2.3 Current Site

The application site is bounded by Minshull Street to the north, Richmond Street to the east, a public car park to the south and Bloom Street to the west. A service yard exists between the buildings and is accessed from Bloom Street and Richmond Street.

The site is approximately 0.13 hectares in size and largely occupied by Mindel House and 11 Bloom Street, both of which are Grade II listed. Both buildings are substantial former warehouses comprising 5 storeys set above a basement and are constructed from redbrick and sandstone dressing. The buildings are set at back of pavement and are of a square plan form. Together with 8 Minshull Street/42 Bloom Street, they form a group of buildings that reflects the character of this part of the City Centre.

Apart from a nightclub which until recently operated in the basement of Mindel House, both buildings have been vacant and have been underused for a number of years. Although recent works have been carried out to 11 Bloom Street to ensure that it is weather tight, both buildings have historically suffered from water ingress, which is particularly noticeable on the upper floors. With regards to Mindel House, there is greater evidence of neglect, including blocked up windows, rotten window frames, damage to external fabric, rainwater goods and the roof. The longer these buildings remain vacant the greater the risk of them falling further into disrepair.

2.4 Development Proposal

The application site includes two separate buildings: Mindel House, 10 Minshull Street and 11 Bloom Street, Manchester City Centre

The proposal is to create 80 Apartments within the two disused, 100% cycle provision is provided, hard and soft landscaping, access and servicing and other associated works.

2.5 Project Team

The Project Team for Piccadilly Warehouse project is as follows:

Beech Construction Partnership	(Architect / Principal Designer)
GM Structures	(Structural Engineers)
Hydrock	(Fire Engineers)
Hutton + Rostron	(Heritage)
Manchester Design and Build	(Principal Contractor)
Parker Wilson	(M+E Engineers)
Paul Butler Associates	(Planning Consultant)
Quadrant Building Control	(Building Control)
Redmore Environmental	(Air Quality Consultant)
Sandy Brown	(Acoustician)
SCP	(Transport Consultant)
SCS	(TV Reception Survey)
WT Partnership	(Employer's agent)

3 Preliminary programme

A full planning application was submitted in April 2018. The conditions have been received from the City Council in November 2020 and it is anticipated, following a full discharge of the condition that the development would commence in May 2021.

4 Existing Pre-Construction Information

The planning application is supported by several technical drawings and reports prepared by the client's project team, including;

- Existing Site Plan prepared by Beech Design & Build;
- Site Location Plan with red line boundary prepared by Beech Design & Build;
- Heritage Assessment prepared by PBA
- Energy Statement prepared by Parker Wilson;
- Site Waste Pro-Forma prepared by Beech Design & Build;

Prior to commencement of construction activities further existing site information will be gathered from several surveys, such as Phase 2 site investigation, CCTV drainage.

5 Site Constraints

The management of construction activities associated with the development are to be planned and executed with consideration to the existing site constraints. The vehicular access and egress to the site will be developed with the additional consideration of the local traffic management arrangements.

5.1 Highway Constraints

The following are the existing local traffic arrangements.

The 2 buildings front onto Bloom Street which provides as a secondary distributor road into Manchester City Centre.

The site sits within city centre parking zone (zone 2) and residential parking zone (zone 2). The parking restrictions are enforced by double yellow line markings and parking bays (Pay & Display). The parking restrictions are in force Monday to Sunday, between 8am and 8pm, with a two-hour maximum stay permitted.

5.2 Adjacent Developments

Several developments within the local area, most notably KAMPUS, are currently at construction stage, and it is considered likely further schemes will commence prior to the start of construction works. Vehicular accessibility to and around the immediate area is good. The necessary licences and authorities will be informed of any access and egress routes to the scheme and will be coordinated and agreed with other contractors working in the area.

5.3 Adjacent Water

The site is not affected by adjacent waterways.

6 Construction Management Plan

The following sections outline the key elements for consideration and demonstrates our commitment to manage, control and where possible mitigate the impact of the project on neighbours, the local community and infrastructure. Many of the matters identified will be developed in more detail and dealt with at the appropriate construction stage by detailed site-based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing.

6.1 Health and Safety

A Construction Phase Health and Safety Plan has been completed in relation to this project. This plan is the basis for managing health and safety arrangements during construction works. The document will be regularly reviewed as works develop. Risk Assessments will be developed and agreed. Sub-constructors' detailed method statements will also be produced, and safe methods of work established for each element of the works. Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues. Construction (Design and Management) Regulations 2015 and any other relevant legislation will be implemented in the project.

A Health and Safety Policy is available on request from Manchester Design and Build and Health and Safety is a priority within its business operations.

Protecting the public from risks to their health and safety arising from the construction work is a high priority. It is the principal contractor's duty to ensure that every care is exercised to prevent risk to members of the public and appropriate action, including the erection of perimeter fencing / hoarding to a specified standard, will be taken.

6.2 Site Establishment

The welfare facilities will be located on the ground floor of 10 Mindel House, Minshull Street due to the constraints of the location. When the scaffold is removed, we will move the welfare facilities outside in site containers, located in between the building and the timber hoarding on Bloom Street in order to allow enough time to complete the flats located in the ground floor of 10 Mindel House, Minshull Street. The construction activities are to be powered either by temporary supply system or by the permanent supply for the development, with the associated works brought forward in the programme to allow it to serve the construction activities. The existing incoming water supply will be utilised.

The site will have a full height scaffold installed around both buildings with a temporary roof system on 11 Bloom Street. The scaffold has been designed and will be submitted for approval to the council as per the request to identify the methodology and specification for any associated scaffolding and support structure.

Site compound – there is to be no site compound beyond the proposed perimeter of the site as displayed on the TMP – Appendix A, given the location and logistics of the site. All materials will be stored within the confines of the site or delivered to site for immediate use.

6.3 Site Induction

An induction must be undertaken by all persons working on or visiting the operational areas of this site.

To comply with site rules and to agree with the statement that they “are aware of and understand all aspects of this induction” all site persons must:

1. Undertake the site induction,
2. Complete an individual induction training receipt and,
3. Sign the induction register.

The nominated Site Manager will advise on health, safety and welfare issues and has day to day responsibility for the safety on site.

All site operatives and visitors must comply with the safety instructions and all reasonable requests issued by the Site Manager.

6.4 Site Rules and Information

6.4.1 Accident Reporting

- Every accident must be reported to the Site Manager who will record the incident and complete an incident report within the site accident book.
- Every near miss must be reported to the Site Manager who will assess the incident and escalate as necessary.

6.4.2 Asbestos

- All operatives that attend site to carry works that are intrusive to the existing elements will be required to have a valid accredited asbestos awareness course.
- In case of discovery of previously unknown asbestos, the operative must stop work, isolate the area and contact the Site Management Team, which in turn will contact the asbestos survey company to confirm and identify the type of asbestos and remove it.

6.4.3 Signing in and out of site

- Signing in and out of site is mandatory - there are no exceptions.
- Operatives/contractors must sign in to site on every visit and sign out on exit.
- Visitors must sign in to site every visit and sign out on exit.

6.4.4 First aid

- First aid will be administered by the site nominated first aider - see site safety board for their details and location of first aid kits.
- First aider will be identified by the Site Management Team at induction.

6.4.5 Fire Precautions

- In the event of a fire, the alarm, has to be raised via the nearest fire alarm point identified in the induction. The premises have to vacated via the fire evacuation route to the nearest evacuation assembly point, which will be displayed in the CPP. Operatives should not stop to collect personal belongings or carry any object that could impede their safe and quick escape.
- Upon evacuation all persons must attend the fire assembly point - so their whereabouts can be determined and any further investigations required organised.
- No operative can return to a construction site unless instructed that it is safe to do so.
- Fire extinguishers are available for life saving use and will be sited at various locations (nominated fire points), operatives have to familiarise with these locations and operate only if they have been trained to do so, the alarm has sounded and they feel it is safe to do so.

- For any work undertaken which requires the use of fire extinguishers (hot work/welding/grinding etc.) then those persons/contractors engaged in this work must provide their own equipment unless employed directly as site operatives (in this instance the equipment will be provided by a Site Manager). All such works will funder a Hot Work Permit which will be completed daily.
- Before any work starts which may interfere with site fire precautions, protection devices in that area must be isolated. This is the responsibility of the operative or external contractor to check a the Site Manager to ensure isolations are complete.

6.4.6 Waste Management

- Waste must be removed from sites at times which have been agreed with a Site Manager and must be deposited in agreed locations.
- Prior to waste removal it must be stored in an area away from flammable materials and sources of ignition and must not interfere with site safety features.
- Any contaminated waste must be disposed of according to local authority regulations, for clarity see the Site Manager.

6.4.7 Working at Height

- Work at height must be properly planned and undertaken by persons who have received suitable and sufficient training and using suitable work access equipment.
- Work at height access equipment hierarchy:
 - 1) Fixed scaffold - must only be erected, struck and guardrails adjusted by competent designated scaffolders. Do not remove ties. Subject to 7 day recorded inspections.
 - 2) Mobile elevated work platform - only to be used by IPAF or equivalent trained operatives. Rescue at height plan to be in place.
 - 3) Mobile scaffold - to be erected and checked by PASMA qualified persons.
 - 4) Podium.
 - 5) Hop up - ideally Class 1 BS2037 and be 600mm square
 - 6) Ladder/step ladder
- Ladders and stepladders are allowed on site for use must be EN 131 classification.
- Ladders and stepladders are to be used for short duration periods only where the available work area is limited.
- Ladders and stepladders are considered the last resort and must only be used where protective access equipment cannot be used.
- All work access equipment to be inspected and recorded by 7-day inspections undertaken by a competent person.
- The Site Manager will issue a ladder permit where a ladder or a stepladder is the only option.

6.4.8 Hazardous Materials

- All site contractors (including internal technicians) must provide COSHH assessments for the products they bring to site.
- Before work is undertaken, consult any relevant COSHH assessments for the materials in use and familiarise yourself with the hazardous content.
- COSHH assessments must be available within RAMS.
- The cutting of MDF and other woods must be undertaken with an on-tool extraction systems LEV fitted (H/M class extraction) and any residual loose additional waste must be removed by the use of a vacuum cleaner.
- There must be no dry sweeping of MDF or construction generated dust.

6.4.9 Dust Contamination Procedures

- All dust producing tools should be fitted with a local exhaust ventilation (H/M class extraction)

- For demolition processes producing airborne dust, wet damping processes should be used where they do not compromise the existing fixtures and fittings.
- All operatives exposed to construction dust must wear an FFP3 dust mask and must have a valid face fit test certificate.

6.4.10 Smoking, Drug or Alcohol Policy

- No smoking on site - no exceptions.
- All smoking activities must be undertaken in the designated smoking area identified in the induction.
- No alcohol or drugs allowed on site – possession will result in immediate removal of that person from site.

6.4.11 PPE Requirements

- The site safety notice board will always indicate the minimum PPE requirements for site, local restrictions may apply - always consult the risk assessment for the task to be undertaken.
- Site specific instructions must be observed at all times.
- Short trousers cannot be worn on site.
- Other PPE as necessary and as stipulated on applicable risk assessment and COSHH assessments - Site Manager to review.
- Operatives engaged in demolition processes must wear a protective face mask against particulates FFP3 and be qualitative face fit tested. All operatives cutting MDF or other woods must wear a minimum of a FFP3 dust mask and be face fit tested as described.

6.4.12 Material Storage / Unloading and Utilisation

- Materials must be stored in a recognised and agreed location. Only materials which have been agreed to by the Site Manager can be stored on site.
- All materials must be stored so as not to impede any walkway or emergency escape routes, by segregation and developing designated storage areas.
- Where a hoist is erected on site, operatives must be trained and competent in use. Daily pre-user checks must be carried out in accordance with familiarisation training.
- All hazardous materials are subject to a COSHH risk assessment and to note that MSDS doesn't constitute a COSHH risk assessment.
- Deliveries are by agreement with a Site Manager and at an agreed site location. Unloading activities must be subject to a traffic marshal/groundsmen directing operations.

6.4.13 Site Management and Supervision

- For all site enquiries and site management, there will be a competent MDB Site Management Team. Please refer to the site organigram at Appendix B.
- They are the organisations nominated persons and all operators must obey and respond to all reasonable requests.
- Any operator or person not responding to these requests, working in an unsafe manner or disregarding site rules will be asked to leave site immediately.
- The site safety notice will indicate the name of the Site Managers.

6.4.14 Welfare Facilities

- Welfare facilities will be provided as described within the site-specific induction and must be used in accordance with site expectations. Location to be seen on the site notice board.
- Any defects must be reported to a Site Manager for rectification.
- Welfare facilities must be kept in a clean, serviceable condition by site operatives.

6.4.15 RAMS (Risk Assessment and Method Statement)

- All site operatives/contractors must read and sign to indicate that they understand and adhere to all risk assessments and method statements.
- If any operative feels the method of work is unsafe or the method of work has changed, they must stop work immediately so the methodology can be reviewed by relevant personnel and work can only restart once an agreed solution has been put in place and signed off by relevant site personnel.
- External contractors must supply RAMS for the tasks they are to undertake in advance to be reviewed by the Site Management Team and for inclusion in the folder on site. Absence of such documents will preclude them from site. These must include a COVID-19 SSOW.

6.4.16 Work Equipment

- All site operatives/contractors who use work equipment must ensure that the equipment is in good condition and fit for purpose.
- Work equipment must be visually inspected before each use.
- Power tools and work equipment will be subject to recorded inspections in line with the manufacturer's instructions.
- Portable appliances will be PAT Test. Cordless tools will be used on site.
- Do not use equipment or plant items that you are not trained to use.

6.4.17 COVID-19

- Manchester Design & Build sites when operating during the Coronavirus (Covid-19) pandemic will ensure they are protecting their workforce and minimising the risk of spread of infection. Government, Industry and NHS guidance will be followed with risk assessment controls measures implemented to mitigate the spread of infection.
- The induction process will be detailed on specific site requirements and will explain site controls for COVID-19 together with the Construction Sector - Site Operating Procedures Protecting Your Workforce During Coronavirus (Covid-19) Version 7. Close Proximity Works Permit V1.0 will be issued when working in close proximity is an operational requirement.
- In the event of a potential COVID-19 case follow the Beech Internal alert process and only when advised by Senior management, initiate the BUILD UK "What-To-Do-If-A-Worker-Has-COVID-19-Or-Has-To-Self-Isolate (1) (1) (1)" to contain and manage a possible outbreak.

6.5 **Emergency Procedures**

If an incident or accident occurs, follow the site specific procedures for Piccadilly Warehouse. These will be displayed on all site information boards at the entrance of working areas, along with in the main welfare area:

Discover or witness an accident or health incident (Including personal health incidents):

- Refer to the Appendix C – Accident and Incident Reporting Procedure.

Discover a Fire:

- Activate the nearest wireless fire alarm call point.
- Inform the Fire Marshal of the location of the fire. Exit the building by the nearest safe fire exit and proceed to the nominated fire assembly point. Do not return to the building until the incident is confirmed over.
- On hearing a fire alarm sounder:
 - Immediately exit the building via the nearest safe fire exit and make your way to the nominated assembly point to hear further direction. Do not return to the building to collect any personal belongings.

Discover theft of company or personal effects or report suspicious activities:

- Inform the site manager and your line manager of the theft details.

6.6 Security arrangements

6.6.1 Access

The operative access on site is from Bloom Street operatives site entrance. The materials will be delivered and taken on site through the gate from Bloom Street.

6.6.2 Site Security

The site access gates will be locked with a combination lock, the code being periodically changed.

There will be an external intruder alarm fitted on the scaffold and an internal intruder alarm fitted inside the building.

6.6.3 Procedures for “out of hours” access to site

Normal working hours are 07:30 to 16:00 Mon-Fri. If access to the site out of normal working hours is required, it must be agreed in advance with the Site Management Team, as they in turn will need to liaise with the Manchester City Council for permission. No noisy work can be undertaken between 06:00 and 07:30.

‘Out of hours’ is defined as:

- Any hours outside of the normal working hours Mon - Fri.
- Weekends: Anytime
- Bank Holidays: Anytime

Information to be provided must include:

- Name(s) of the individual(s)
- Vehicle registration (if requiring car access)
- Where the individual(s) will be working
- Approximate time(s) of arrival and departure

If contractors are already on site and their working hours extend into out of hours working, their Site Agent must inform and agree with the MDB Site Management Team and provide the following information:

- Name(s) of the individual(s)
- Where the individual(s) will be working
- Contact telephone number(s)
- Approximate time(s) of departure

6.7 Site Assets and Equipment

6.7.1 Removal of goods from site

No items are to be removed from the site without prior written permission from the asset/equipment owner. The Site Management Team must be informed of the intent to remove items and to agree a suitable time for removal.

6.7.2 Security of portable electronic equipment and valuables

Items of portable electronic equipment and valuables should not be left unsecured/unattended for any length of time. Such items should be locked away securely out of sight when not in use.

6.7.3 Mobile Phones

Phones are allowed however they must be used in a safe manner and must not interfere with the safe operation of the site or the safe working of other operatives on site.

6.7.4 Personal effects brought on to site

Personal effects brought on to site remain the responsibility of the individual. Manchester Design and Build takes no responsibility for the safeguarding of personal effects.

6.7.5 Tools, Work Equipment and Electrical Equipment

Tools and work equipment used on the site must be compliant with UK legislation and the user must be able to demonstrate competence prior to using the tool/equipment. HAVS assessments will be a requirement for all vibrating equipment.

This includes hand tools, office equipment, ladders etc. All electrical items must be tested by a competent electrician on regular basis.

6.7.6 Lost and Found

All items found on the site including cash and documents must be handed to the Site Management Team and must not be removed from the site. Lost property items will be stored for a maximum of 3 months, after this time, the items will be offered to the finder or given to charity.

6.8 Prohibitions

6.8.1 Smoking (Incl. E-Cigarettes)

Smoking inside any buildings is prohibited and subject to the requirements of UK Law. Smoking is only permitted in the smoking designated area identified at induction.

6.8.2 Alcohol and Illegal Substances

Alcohol is not permitted to be brought or consumed on the site. Illegal substances of any nature are not permitted on the site. Under the Drug and Alcohol Policy, tests can be carried randomly, with cause or with suspicion and anyone under the influence will be asked to leave site and will not be admitted to any site where Manchester Design and Build is acting as a main contractor.

6.9 Construction

6.9.1 Site Boundary

All construction activities are to be contained within the designated development site boundary, except for specific boundary construction works where access outside the boundary is required. Approval to proceed with these works will be required and appropriate permits issued by Manchester Design and Build.

6.9.2 Permits

On this site we will implement a works permit system issued by Manchester Design and Build. Any activities requiring a permit to work e.g. permit to dig, hot works permit, ladder permit, should allow sufficient time to be coordinated.

6.9.3 Hoarding and Fencing

Prior to starting works on site, timber hoardings for securing the site will be provided to satisfy health and safety requirements and based on the temporary works design. Pedestrian access will be diverted unto the opposite side pedestrian walkway.

The timber fencing will follow the site boundary. The site boundary will include the pedestrian walkways on Richmond, Minshull and Bloom Streets and the suspended parking bays on Richmond and Bloom Streets. All materials and plant will be stored inside the site boundary.

6.9.4 Branding

All the branding used will be approved by Manchester Design and Build.

7 Traffic Management

The above Section 5.1 details the site highway constraints as they are at present understood.

As part of the Construction Management Plan, Manchester Design and Build is presenting a detailed Construction Traffic Management Plan to Manchester City Council, for agreement with the Manchester City Council Highways department.

7.1 Traffic Management Plan

Appendix A

7.2 Traffic Management Information

7.2.1 License to drive or operate a vehicle on this site

Any driver of a vehicle driven or operated on site must be in possession of a valid licence for the type and application of a vehicle used or operated. This applies to personal, commercial and construction vehicles.

7.2.2 Drivers Rules

- No person is allowed to operate vehicles and plant unless trained to do so via an affiliated scheme (CPCS, NPORS)
- No passengers are to be carried unless the vehicle is specifically designed to do so.
- No children or animals are to be brought onto the site in delivery or other vehicles.
- Drivers/operators must be familiar with all operating controls and safety devices of the particular piece of plant they are to use.
- Drivers/operators are to carry out pre-use safety checks of the unit prior to use each shift.
- All drivers/operators to drive carefully at all times and note the presence of pedestrians on site.
- All drivers/operators are to, only operate the vehicle/plant strictly in accordance with manufacturers recommendations/instructions.
- All drivers/operators must comply fully with all safety signage including:
 - Speed limits
 - Stop signs
 - Give way signs
 - One-way signs etc.
 - Loading restrictions signs.
 - Traffic marshal signalling.
- Reversing is to be kept to a minimum and only undertaken when clear all round vision is available and or under the direction of a trained traffic marshal.
- Hazard warning lights or flashing beacons to be on all times the vehicle is moving.
- Excavations only to be approached when safe to do so and guided by a trained traffic marshal (stop blocks or other adequate edge protection must be available).
- Delivery drivers to remain with their vehicle at all times, in the cab when safe to do so.
- Outside the cab drivers must wear:
 - Head protection
 - Foot protection
 - Hand protection
 - High visibility clothing
 - Other PPE as required by the task method statement.
- Vehicles left unattended must be left in a safe condition and with the key removed or immobilised.
- No reversing onto public highways/roads.
- Open top lorries to be sheeted.

7.2.3 Speed Limits

Speed limits are not relevant, as there is no vehicle access on site. Any vehicles in and around site must comply with specified legal limits on adjacent roads.

7.2.4 Deliveries

- Deliveries will be made to the side entrance on Bloom Street and be pre organised with the Site Manager.
- They will be arranged within normal working hours (Mon-Friday 07:00 to 16:00), unless agreed with the Site Manager in advance. Care will be taken to not have more than one delivery at a time or to be done at rush hour.
- While unloading, the road will be temporarily closed for cars and cyclists to ensure the safety of everyone. Two traffic marshals will be present to ensure the safety of the operation.

7.2.5 Traffic

- All roads & pedestrian routes are to remain clear from obstructions, parked vehicles, skips etc.
- A wheel wash facility is not required and will not be provided as we do not have any unmade soil on site.
- All roads to be cleaned and maintained. Any waste spill will be cleaned up immediately by the site management team.
- As we are suspending the existing parking bays and using them as a boundary for our site, unless we have a delivery we will not infringe the normal use of the roads around the development.

7.2.6 Frequency of vehicle movements

- The operative's vehicles will primarily be stationary during the working hours and movement will only be undertaken at the start and end of working shifts.
- 1-2 deliveries are also anticipated during each day.

7.2.7 Parking

- All contractor parking is to be within the local NCP car parks or surrounding private car parks. No contractor parking is within the building.
- Under no circumstances are non-emergency vehicles to be parked on double lines anywhere on or around the site.
- The Site Management Team are authorised to enforce scaling sanctions on any individual that contravenes these rules. These scaling sanctions may result in warning notices being placed on vehicles and escalation to company line management for repeat parking offences or for vehicles that pose either a security or safety risk to personnel or assets on the site or to the safety of the public.

7.2.8 Routing Strategy and Sweep Path Analysis

- Given the location of the site, within the centre of Manchester, most roads surrounding the site are one way. Therefore, all vehicle routing will be by the road system, as no other alternatives are possible, subject to change based on future road diversions.
- There is no vehicle access upon the site itself, given that the site is the footprint of the existing buildings with the addition of the footpath and the street parking bays for the accommodation of the scaffold, hoist and material storage.
- No swept analysis is required, as existing roads around the site are to be used to access the site.

7.2.9 Fuel Leaks

- Any fuel leak observed or detected must be reported to the Site Management Team in order to prevent contamination of the local water course or to prevent ignition.

- A spill kit will be located close to the main site gate.

7.2.10 Advisory routes to and from site

- Given the location of the site, there are various routes that could be taken to arrive to site, both for the staff and for deliveries.
- Otherwise, there are great connections for use of public transport with bus, tram and train having a number of stations around the site.
- HGVs are not restricted, but as a note, there are a few road closures around the site due to ongoing works and beer gardens for the local pubs and bars in light of the Covid-19 restrictions. These closures have diverting routes and would not impact the deliveries.

7.2.11 Pedestrians, cyclists and other road users

- Pedestrians will be required to use the pedestrian sidewalks on the opposite side of the street. There are no designated pedestrian crossings around the site and given that we are not closing any pedestrians crossing we will not install any temporary pedestrian crossings.
- Cyclists will not be allowed through the temporary delivery road closure. Otherwise, they will be required to comply with legal requirements.

8 Site Licence, Notifications and Permits

Ahead of commencement of works and if necessary during works, the relevant permissions, licences and permits to work will be obtained by the appropriate project team members.

9 Sustainability & Environment

9.1 Dust

The development site is located within the boundaries of Bloom Street / Minshull Street / Richmond Street and in proximity to a large collection of occupied and vacant buildings which house an array of users, food and beverage, residential, hotels and offices and a number of ongoing developments.

The occupied buildings are considered to be sensitive receptors which may be adversely affected by the generation and dispersion of dust, resulting from construction activities.

Nevertheless, it is also recognised that in periods of high winds the receptors affected by wind-blown dust could be areas further away than those mentioned if suitable dust mitigation measures are not implemented.

The generation of dust outside of the site boundaries is a potential source of statutory nuisance and can lead to complaints being received which may be actionable through legal proceedings. Furthermore, dust can also have an impact on human health and similarly the local ecology.

Potential sources of dust during construction activities could include:

- Site clearance
- Demolition and strip out
- Cutting, grinding, drilling etc. operations
- Mixing materials
- Traffic / plant

Nuisance caused by the generation of dust could be exacerbated by prevailing winds and a prevailing climate.

It is believed that particulate dust emissions from construction activities have the potential to impact on local site users and the local ecology and as such, mitigation and control measures should be implemented to minimise or totally negate this impact.

On-going monitoring will be undertaken by construction supervisors at regular intervals to assess the level of dust which escapes the site boundaries and settles in the nearby vicinity. Any received complaints regarding fugitive dust should be logged and dealt with appropriately.

With regards to mitigation measures, the following have been identified as appropriate actions:

- Ensure construction traffic follows specifically designated routes and is covered if transporting loose materials.
- Site stockpiles away from sensitive receptors as identified above.
- Introduce enclosures where safe and practicably possible around activities which are deemed to generate high levels of dust.
- Cutting and grinding should employ dust mitigation measures where possible (i.e. wet cutting, use of vacuums, LEV's).
- Complete prohibition of burning of any materials on the site.
- Keep adjacent roads and pavements clean;
- Use of measures such as screening and covering;

9.2 Noise

Similar to the ramifications of excessive dust noted above, excessive levels of noise outside the construction site boundaries can constitute as statutory nuisance and lead to complaints and potential subsequent legal action. The sensitive receptors to noise have been identified as the same identified as sensitive receptors for dust, being the local occupiers around Piccadilly Warehouse, nearby natural environment and ecology. Tenants, customers and users of the surrounding areas are gifted the legal right to free use and enjoyment of their relative demises which could be impeded by the intrusion of excessive noise. Additionally, excessive noise which is produced from construction activities can disrupt the balance of the nearby ecology.

A simple control measure to limit the exposure of the nearby population to noise would be to perform 'noisy' and disruptive works outside the usual working hours for the site, however, it is also imperative that construction works do not impact on the nearby domestic population. Therefore, any works which are considered to be excessively loud should be communicated to supervision and managerial staff to procure a sensible and appropriate way forward.

Control measures which should be implemented, as necessary, are listed below and are based on guidance from the BRE Pollution Control Guide: Part 1- Pre-project Planning and Effective Management:

- Acoustic barriers to be implemented for static activities where necessary and practicable.
- All construction plant and machinery must comply with EU noise emission limits.
- All generators should be 'sound reduced' models and fitted with acoustic covers.
- Ancillary plant should be positioned so as to cause minimum noise disturbance to identified sensitive receptors.
- Drop heights of materials should be minimised.
- No plant or machinery should be left running unnecessarily.
- No noisy work can be undertaken between 06:00 and 07:30.

The following activities are assumed to be significant noise generators and Manchester Design and Build will take sufficient practicable measures to ensure noise generation is minimised/controlled as best possible:

- Demolition and strip out.
- Steelwork erection.
- Cladding erection.
- Plant operation.

9.3 Vibration

The issue of vibration and suggestive implemented measures of mitigation and control is closely linked to the above matter regarding excessive noise. As such, it is likely that by diligently controlling the emission of noise, the contractor will inherently limit the emission of vibration which could constitute a statutory nuisance if it adversely affects the nearby population or ecology.

9.4 Waste

All waste will be managed as per the current legislation.

9.5 Vermin

Maintenance of a clean and tidy site including vermin control has been carried out and will be maintained/monitored. An appropriate pest control measure will be adopted as necessary.

9.6 Site Boundary

The site boundary will be clearly defined and hoarded off to restrict pedestrians or trespasses from entering. Site entrances will be clearly defined and will remain secure at all times with appropriate signage highlighting health and safety information, environmental information, key contacts and site operation hours.

9.7 Pollution

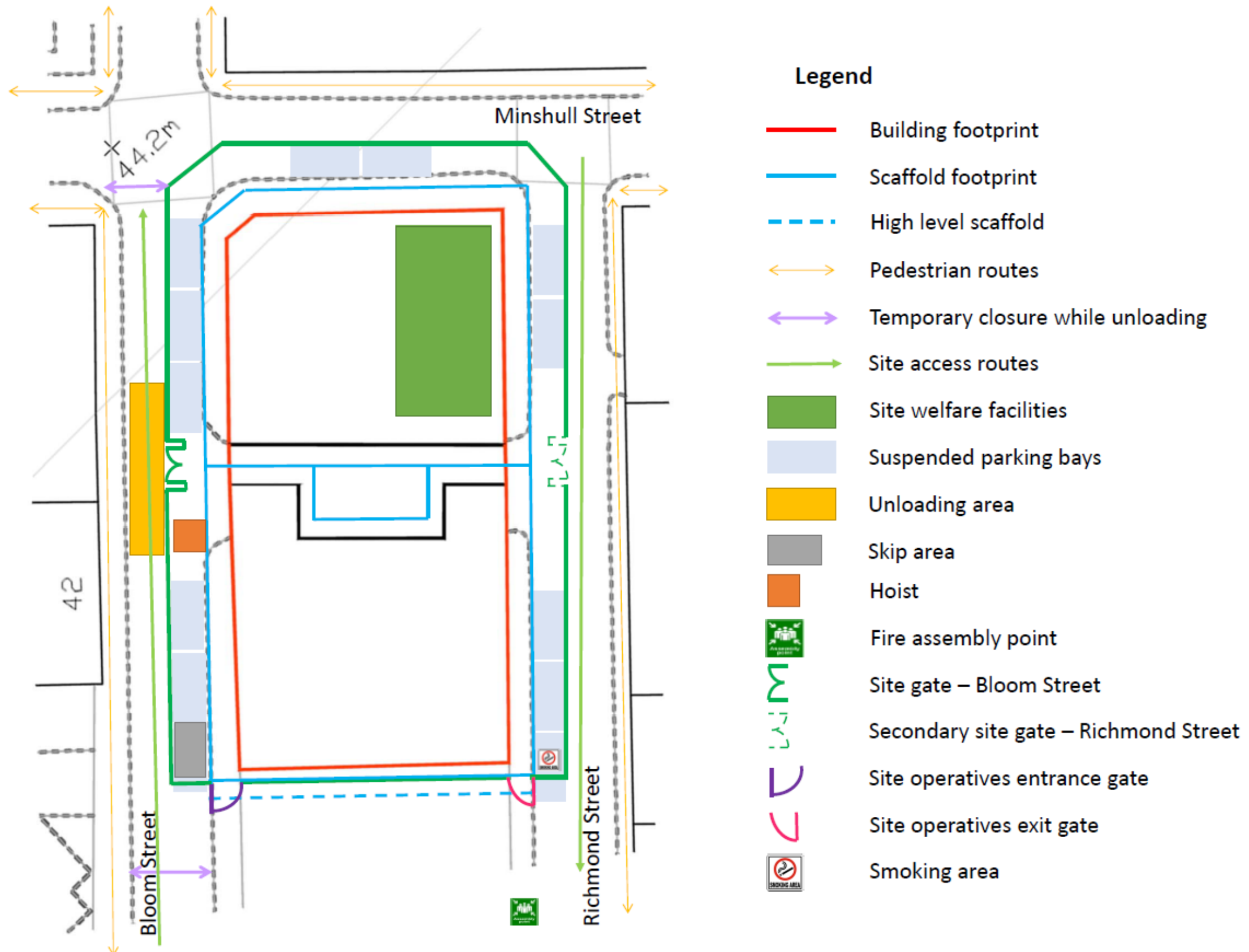
All necessary steps will be taken to ensure that no pollutant is released in the water by protecting all surface water drains.

The site will have a spill kit and all diesel tools or plant will have drip tray fitted to capture any spillage.

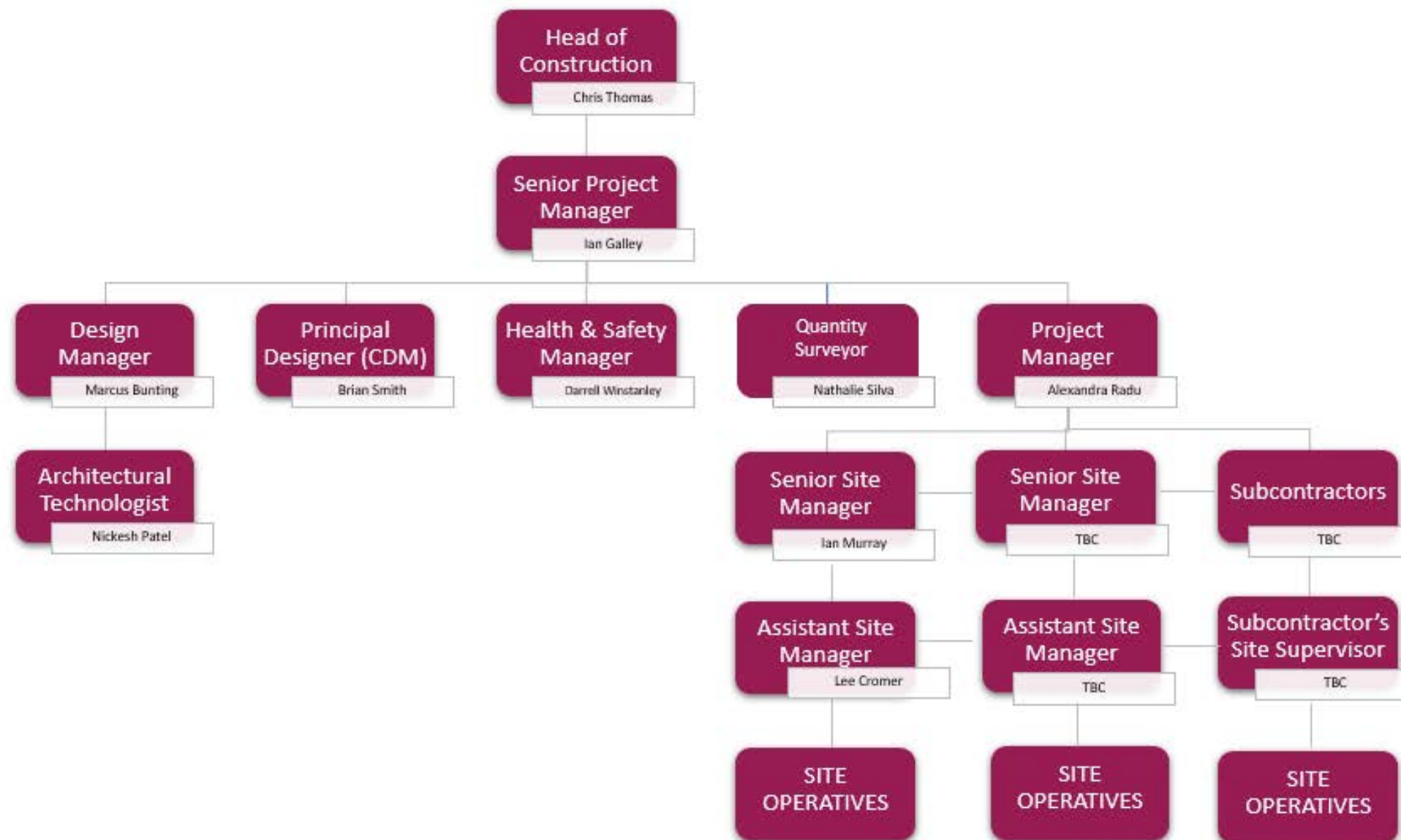
10 Handover

As the residential development approaches Practical Completion, the units will need to be commissioned and handed over. Sufficient time will be programmed to allow the future managers of the building to witness the testing and commissioning activities, with appropriate training being arranged as necessary.

Appendix A – Traffic Management Plan



Appendix B – Site Organigram

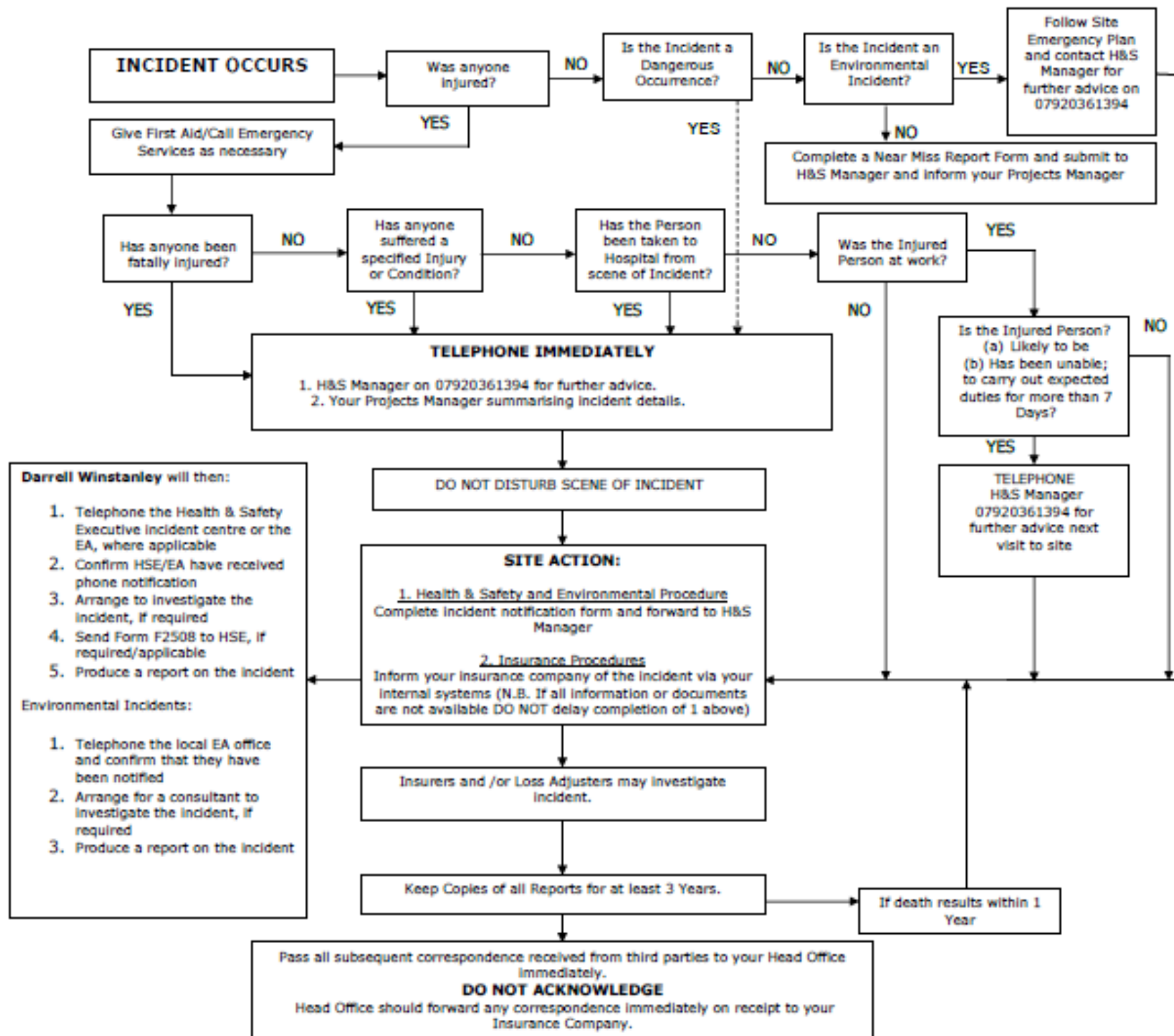


Piccadilly Warehouse
MANAGEMENT CHART

Apr 2021

Appendix C – Accident and Incident Reporting

Incident Reporting Flow Chart



Reportable Specified Injuries and Conditions

- Any fracture, other than the fingers, thumbs or toes.
- Any amputation.
- Dislocation of the shoulder, hip, knee or spine.
- Loss of sight (whether temporary or permanent).
- A chemical or hot metal burn to the eye or any penetrating injury to the eye.
- Any injury resulting from an electric shock or electrical burn (including an electrical burn caused by arcing or arcing products) leading to unconsciousness or requiring resuscitation or admittance to hospital for more than 24 hours.
- Any other injury: -
 - (a) Leading to hypothermia, heat-induced illness or to unconsciousness.
 - (b) Requiring resuscitation, or
 - (c) Admittance to hospital for more than 24 hours.
- Loss of consciousness caused by asphyxia or by exposure to a harmful substance or biological agent.
- Either of the following conditions which result from the absorption of any substance by inhalation, ingestion or through the skin-
 - (a) Acute illness requiring medical treatment; or
 - (b) Loss of consciousness.
- Acute illness which requires medical treatment where there is reason to believe that this resulted from exposure to a biological agent or its toxins or infected material.

Dangerous Occurrences

The activities/incidents listed below could be reportable as dangerous occurrences. The list is not exhaustive and lists only the most commonly reported incidents. The full list of dangerous occurrences including activity at mines/quarries, railways and offshore are included in 'A Guide to RIDDOR 2013' - L73 (Recommended to be at all workplaces).

- | | |
|--|---|
| <ul style="list-style-type: none"> Lifting machinery Pressure systems Freight containers Overhead electric lines Any electric short circuit | <ul style="list-style-type: none"> Failure, overturning Failure of components/the whole system Failure of load bearing parts Contact or discharge from lines over 200volts Fire, explosion, 24hr shutdown, potential for death Possibility of release and severe human illness Failure immediately before/during use Putting diver at risk Over 5 metres high/adjacent to water Unintended collapse/partial collapse Stopping normal work for 24 hours or more Various from 10kg Likely to cause death, major injury, ill health |
| <ul style="list-style-type: none"> Biological agents Breathing apparatus Diving operations Collapse of scaffold Collapse of building/structure Explosion or fire Escape of flammable substances Escape of substances | |

Other reportable incidents

- | | |
|--|--|
| <ul style="list-style-type: none"> Violence at work Road traffic accidents | <ul style="list-style-type: none"> - Resulting in more than seven days absence from work - Causing injury to persons at work/affecting work activity |
|--|--|

Incident Reporting Procedure