CONSTRUCTION MANAGEMENT PLAN

200 Waterloo Road

Manchester



Document Issue			
Doc. Ref	**Issue**	**Date**	**Comments**
2104 -CMP	01	01/03/2021	Issued to Local Authority

Project Directory	
Site Address	200 Waterloo Road, Cheetham, Manchester M8 8AE
Client	Kacoo Investments Ltd 269 Great Ancoats Street Manchester M4 7DB
EMERGENCY CONTACT	**Mr David Shen** (Client Project Manager) Tel. 07758 558880
Principal Contractor	CB Limited Mr Y. Su (Site Manager)
Contractor (External Works Only)	Regional Groundwork Mr B. Kent (Contracts Manager)
Local Authority	Manchester City Council PO Box 532 Town Hall Manchester M60 2LA
Local/ Nearest A & E Hospital	Salford Royal Stott Lane Salford M6 8HD

Table of Contents

1.0 Introduction

2.0 Scope of Work

3.0 Outline Programme

4.0 Site Management

5.0 Traffic Management

6.0 Site Welfare & Security

7.0 Environmental

8.0 Waste Management

Appendices

Appendix A Vehicular Routes & Site Logistics Plan; Drawing 2104-SL-01

Appendix B Swept Path Analysis; Drawing 2320_001

1.0 Introduction

1.1 Background

The purpose of this Construction Management Plan (CMP) is to outline the construction methodology and a series of objectives and measures to be applied by the Contractors throughout the construction period to protect the environment and limit disturbance to the local community.

This document is also to be submitted to the Local authority in order to comply with Condition 6 of extant planning consent Ref. 127248/FO/2020. Condition 6 states:

'Prior to the commencement of development, a construction management plan/demolition plan outlining working practices during development and demolition 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

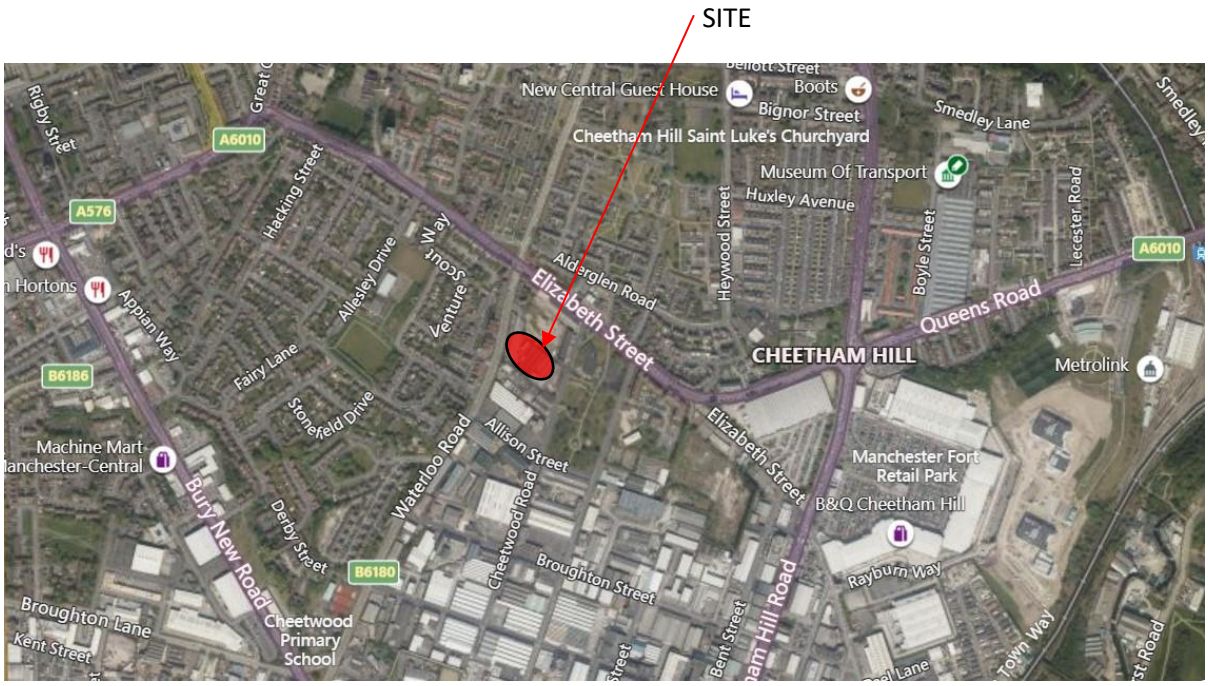
- Detail of an emergency contact telephone number

- Parking of construction vehicles

- Sheeting over of construction vehicles

1.2 Site location

The site is situated on Waterloo Road in the Cheetham Hill area of Manchester.



Site Location Map

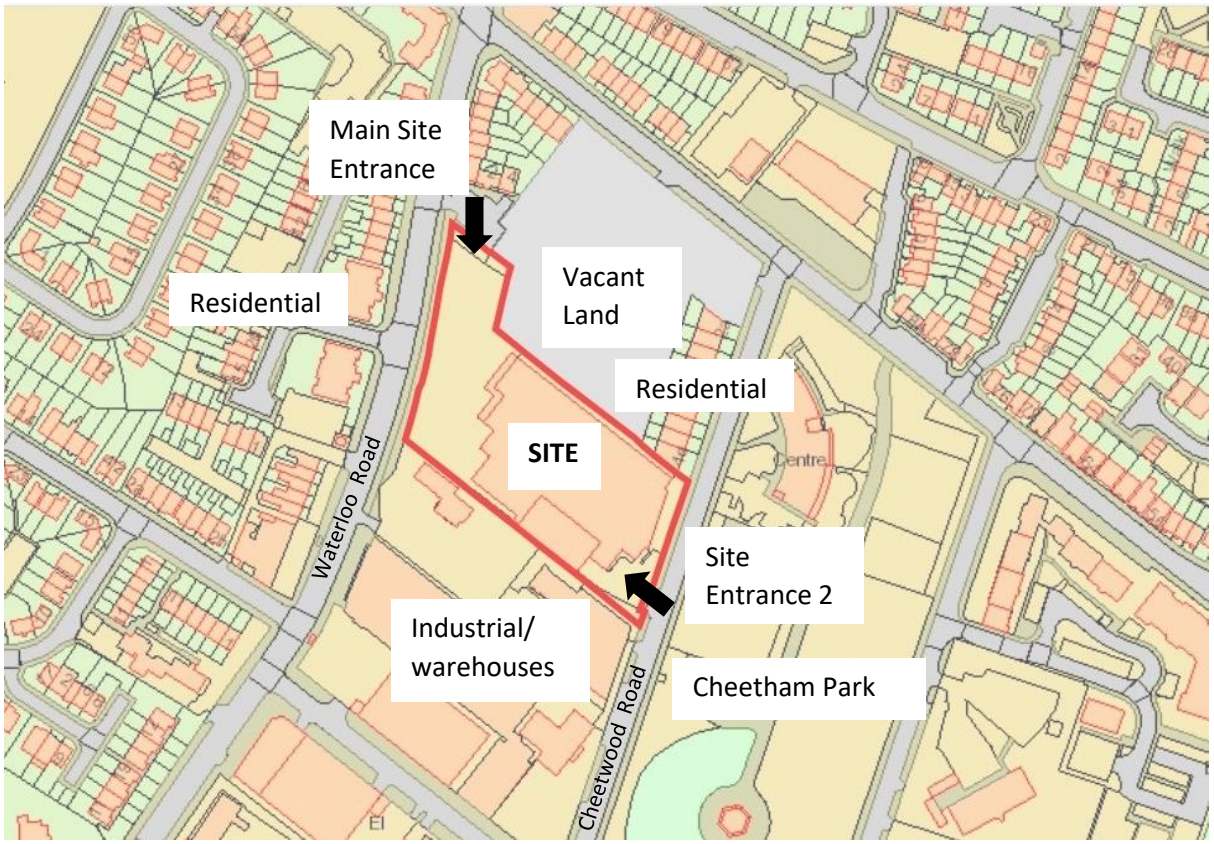
1.3 Site Context

The site is bounded on two sides by Waterloo Road to the West and Cheetwood Road to the East. To the North of the site there is vacant land and to the South an industrial unit.

There are a mix of land uses that surround the site though the area is largely characterised by warehousing/distribution wholesale units concentrated between Bury New Road in the west and Cheetham Hill Road in the east.

Residential apartments are located north of the site along Cheetwood Road with further residential development focussed on the western side of Waterloo Road.

The main vehicular route to site is via Waterloo Road. This is a classified B road (B6180) connecting Elizabeth Street (A6010) in the north with A56 Bury New Road. It has a total carriageway width of 10.0m in the vicinity of the site inclusive of 2m wide on-street parking bays for a length of approximately 60m. It provides access to the car park (via a spur off Adelaide Road) that serves the units at 200 Waterloo Road. The car park has a total of 81 spaces.



Site Context Plan

2.0 Scope of Work

Reconfiguration of 5 no of Wholesale Cash & Carry (Sui Generis) units within the existing building to form 3 no. Wholesale Cash & Carry (Sui Generis) units fronting Waterloo Road and 4 no. of Wholesale Cash & Carry (Sui Generis) fronting Cheetwood Road, together with associated elevational alterations

The key works are summarised below:

Demolition

- Demolition and strip-out of existing internal partitions (primarily to western wing fronting Waterloo Road).

General Works

- Installation of new internal wall and partitions
- Creation of new structural opening to external walls
- Installation of new large roller shutters

External Works

- Removal of the palisade fencing along the frontage with Cheetwood Road
- Making good and resurfacing selected areas of vehicular access routes and parking areas within site

3.0 Outline Programme

3.1 Construction Timescale

The construction period is to be confirmed, however it is anticipated to be circa. 14 weeks .

The sequence of works are as follows;

1. External Works
2. Demolition & Strip-out of internal walls and partitions
3. Reconfiguration of internal spaces including building of new internal walls & partitions
4. Works to external walls/ elevations including creation of new openings & installation of roller shutters

3.2 Working Hours

Construction/demolition works shall be confined to the following hours, unless otherwise agreed in writing by the Manchester City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work permitted

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise will be kept to a minimum in the first hour.

4.0 Site Management

4.1 Health and Safety

The project will be completed in accordance with all applicable H&S legislations to minimise risk and exposure, H&S will be monitored throughout the project. The layout of the site accommodation will ensure that all staff, visitors and operatives will have the ability to store and retrieve the correct PPE before entering the construction area.

Additional precautions to prevent spread of Covid-19 will be in place where practical; including social distancing, face masks and hand sanitisation. Importance of minimising risk to workforce will be emphasised by site manager and through site notices.

4.2 Site Rules

There will be site rules in place including the following (this is not an exhaustive list);

- All operatives and visitors must report to the Site Manager and sign in on arrival and on leaving the site. All first-time visitors and operatives must report to the Site Manager for an induction before entering the site.

- Hard hats, hi-vis vests and protective footwear MUST be worn at all times on site. The mandatory site standard for PPE is as follows; Safety footwear to BS EN345, Hi-Visibility vests/jackets to BS EN471 and a Safety helmet (Hard Hats) to BS EN397.

- Site visitors are not necessarily required to wear steel toe capped/plated boots, however, sensible footwear must be worn depending on site conditions.

- Site operatives and visitors to familiarise with fire extinguishers and fire escapes

- No smoking is permitted on site.

- Anyone under the influence of alcohol or drugs will not be allowed on site.

- The Principal Contractor reserves the right to evict or refuse entry to any person for any reason, which it considers prejudicial to the safety or good conduct.

5.0 Traffic Management

5.1 Site Access & Egress

Vehicular approach to the site will typically be approaching from A56 Bury New Road then turning into B6180 Waterloo Road heading north until they reach the site entrance. see drawing 2014_SL_01_ (Appendix A). Vehicles are able to turn within the site and exit via same gates, refer to drawing 2320-001 (Appendix B) for turning arrangements and swept path analysis.

Appropriate lighting will be installed on site to ensure that access/egress points are already lit during operational hours.

Note, the secondary entrance, located on Cheetwood Road will not be primarily used for construction vehicle access or construction workforce. This entrance will only be used if there are any temporary obstructions or other constraints preventing access from Waterloo Road.

5.2 Deliveries to Site

Deliveries will be co-ordinated with suppliers to avoid peak periods and offloading of both plant and materials will be restricted to site. There will be no offloading of plant or materials on Waterloo Road or Cheetwood Road. All site deliveries will be pre-arranged and planned where possible to avoid any events being held in the vicinity.

In addition, to above drivers will be advised to contact the site manager 1-hour prior to arriving at site to allow for any last minute arrangement to be made, e.g. the movement of any resident or nursery vehicles that may potentially obstruct access. Any hauliers not following these strict procedures risk being turned away from site by the site manager

Construction delivery vehicles are not anticipated to be required on-site for a period longer than necessary to safely unload, depending on materials being delivered or collected. The Site Manager will allow sufficient times between deliveries to ensure that no vehicles arrive or depart at the same time, to minimise potential disruption to traffic flow on the surrounding local highway network.

Delivery vehicle operator must be in possession of the required PPE before being able to exit the vehicle.

5.3 Emergency Services Access

The emergency services, e.g. fire appliances, ambulances, etc. will use the same access routes to the working areas. The main access off Waterloo Road will be kept free from obstructions throughout the construction phase.

5.4 Parking for Site Operatives and Visitors

Contractors operatives and site staff including visitors will be encouraged to utilise public transport and/or car share where possible. The site is approximately 10 minutes walk from Manchester Victoria Railway and Metrolink Stations and is about 15 minutes' walk from the city centre.

GMPTE provide frequent bus travel from Manchester city centre to Bury New Road. Essential parking for those not able to utilise public transport, will be provided in an allocated area of the site. No parking will be required or allowed outside of the site boundary.

5.5 Vehicle Movement Restrictions

The emphasis of vehicle movement rules and restrictions is to ensure safe and efficient access and egress for personnel and vehicles in and around the site, minimising disruption to neighbours and existing user of the surrounding roads as well as public walking around the external of the project. Site transport and vehicle movement restrictions will be in place including the following;

- Speed and parking restrictions to the surrounding approach roads leading to the site access must be complied with at all times.
- All approach roads must be kept clear of construction related mud and debris at all times during the works.
- Parking for construction vehicles and operatives' vehicles will be on site adjacent to the welfare facilities.
- Vehicles leaving and entering the site must do so in a forward gear. Where this is not possible a competent banksman must be used.
- Contractors and construction staff vehicles must not park or manoeuvre in a manner which would endanger other road users or pedestrians.
- On all occasions where deliveries are being received to the site there will be a gate person and traffic Marshall present to manage deliveries to ensure that vehicles enter and exit the site in a safe manner and prioritise pedestrian safely at all time.

6.0 Site Welfare and Security

6.1 Site Compound

The site welfare compound to be located within the site ,to the south of the main entrance, refer to the drawing 2104_SL_01 (included in Appendix A). The compound would positioned along site boundary with the vacant plot thus no potential impact on adjoining users/residents.

During construction works, site entrance gates to be monitored at all times to control and manage vehicles entering and existing the site. Outside of working hours all access gates (vehicular and pedestrian) to be locked and any access point to the building secured.

Site welfare provision to be in accordance with statutory requirements including toilets and washing facilities, hot and cold water, drying and rest areas for operatives. Installation and removal of welfare units to be carefully planned and if manual handling cannot be avoided then employ safe lifting practices to ensure proper protection of workers from falls from vehicles or portable units.

In response to Covid-19, there will be additional washing facilities and if practical use of the facilities and staff work shifts staggered.

6.2 Theft, Vandalism & Trespassing

In order to prevent Injury to persons trespassing on site, damage to building due to vandalism/arson and loss of materials due to theft, controls to be in place as follows:

- Although site access gate (see Appendix B) cannot be closed during normal working hours due to shared access by adjacent building, it is to be monitored visually and closed outside working hours.
- Temporary security measures (e.g. intruder alarm, CCTV, , security guard, lighting) to be reviewed
- All visitors and delivery drivers must make their presence known to the Site Manager upon arrival on site – they must not enter the work area unannounced or unattended.
- All tools to be kept in the secure store in the site compound overnight and when not in use.
- Permanent security installations (e.g. fencing, CCTV, access control) to be programmed as early as possible and utilised during the construction phase where appropriate.
- As part of our sub-contractor enquiries & orders, all personnel to be made aware of the necessary site measures and rules so that the works are effectively pre-planned and requirements managed when on site

7.0 Environmental

7.1 Noise

No significant noise levels are expected and no extensive mitigation measures are required, however the following control measures to be in place:-

- The Best Practicable Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974, shall be employed at all times to reduce noise (including vibration).
- Working hours will be limited as stated in section 3.2 to minimise any potential impact to neighbours which are predominantly commercial businesses.
- Any site plant for the purpose of the works will be fitted with effective exhaust silencers.
- Plant and vehicles will be started up sequentially rather than all together.
- Any existing windows or shutters are to be removed for refurbishment, but will be left in place for as long as possible to help contain noise, and similarly will be reinstated as soon as possible thereafter assisting with minimising noise emissions for as long as possible.

7.2 Vibration

Due to the nature of the property and proposed works vibration will have minimal effect on nearby individuals, other than those undertaking works within the project area. Potential vibrations associated with internal strip-out will be kept to a minimum by using appropriate methods such as cutting of materials before complete removal.

7.3 Dust and Dirt

The works are predominantly internal with no internal or external excavation/ groundworks. Controls measures to be in place to limit the creation or spread of any dust or debris including the following:-

- During any potential dust-generating activities and/or in periods of dry weather, the Site Manager shall monitor the extent of dust arising, migration of any dust off-site. .
- All skips must be covered with a suitable cover e.g. tarpaulin or plastic dust sheets.
- Wagons removing waste that could produce dust, specifically including all outgoing vehicle loads with fine materials that could generate fines, shall be adequately sheeted over on site.
- Materials should be stored as far as possible from the site boundaries and sensitive receptors and where possible to rear of site.
- Relevant vehicle wheels will be inspected prior to driving off site and wheels washed as necessary. The Site Manager shall regularly review the condition of Derby Street during the shift and ensure that road cleaning is also carried out where necessary.

7.4 Air Quality

Precautions to be taken to prevent the creation of smoke emissions or fumes from site plant, construction traffic, stored fuel oils or other substances and prevent any emissions or fumes drifting into nearby properties, workplaces or areas of public access. Control measures to include:-

- No burning of waste will be allowed on site.
- Vehicles not left idling, engines to be turned off.
- Ensuring that all construction plant and equipment is maintained in good working order and not left running when not in use.
- The use of localised subcontractors, suppliers and labour where possible to minimise the distance travelled to site and hence the emissions produced.

7.5 Control of Fuel & Spillage

All relevant machines are to be provided with a FULL tank of Fuel prior to delivery to site. In the event of any machines requiring re-fuelling only sufficient fuel will be carried to site in suitable containers to fill the individual machine/s on any occasion.

Prior to any essential re-fuelling a temporary fuel catchment tray will be placed beneath the filler pipe to catch any spillage, it's size will be capable of containing the full contents of the delivery container plus 10%. NO FUEL IS TO BE STORED ON SITE

7.6 Litter, Pests and Scavengers

The site to be maintained in a cleanly, litter-free condition throughout the works. Measures will be put in place to control pests or scavengers should they be noted during site inspections.

7.7 Lighting

Works will be completed during daylight hours and temporary lighting is not proposed. It should also be noted that the works are predominantly internal alterations hence external lighting will be minimal.

The lighting strategy will be such that safe levels of light are maintained for the works, however, where there is a risk of light pollution or nuisance to surrounding properties, shields will be provided to the lights to mitigate such effects.

7.8 Public Relations

There are no residential dwellings adjacent or surrounding the site however there are commercial businesses neighbouring the site. Any direct impact of the works on any local business or neighbouring properties, is not anticipated but the site manager will still liaise providing contact details in the event of any complaint or queries in relation to the works.

8.0 Waste Management

8.1 General Waste

Large amount of general waste is not anticipated however careful consideration will be given to waste management and following have been considered:

- A lidded skip will be provided for general waste, of which there is not anticipated to be a large amount. This waste will be segregated at a waste transfer station by the appointed skip hire company.
- Spoil associated with earthworks or cut and fill operations not applicable.
- External works is nominal and no waste organic or otherwise is anticipated.
- A wash out skip will be provided for concrete wagons to wash out into following the limited amount of concreting associated with repairing any sections of existing internal floors or structure.
- Waste transfer notes will be obtained for consignments of waste removed from site. Copies of waste carriers' registrations will be maintained on site for all companies removing waste.

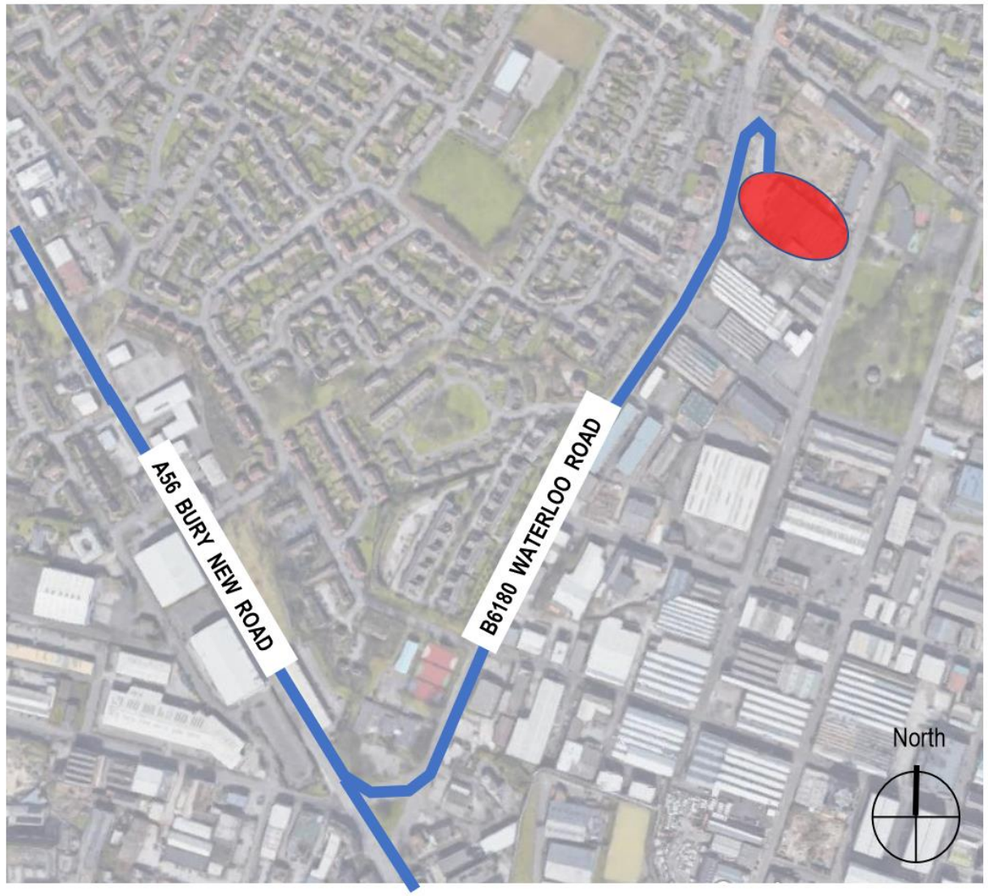
8.2 Reducing & recycling waste

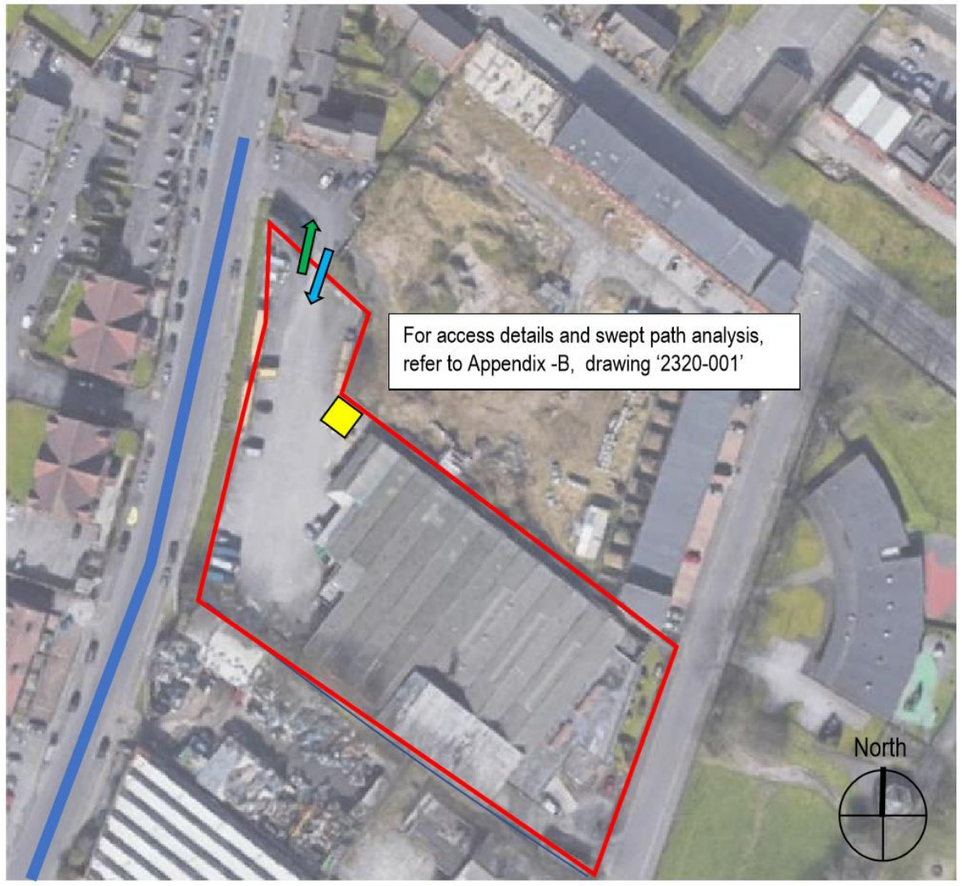
Waste produced on site will be categorised and quantified with opportunities for reuse, recycling investigated where possible. Waste will be cleared regularly from site and will be segregated where possible. This is not an explicit requirement but represents good practice on site and therefore all sub-contractors working on the project will be encouraged to follow this principle except where space does not permit.

As a minimum, legal obligations to segregate waste into hazardous and non-hazardous waste will be observed at all times. Any and all hazardous waste should be controlled in accordance with relevant Health and Safety Regulations.

8.3 Contaminants

During the course of the works if materials are encountered and suspected of being contaminants, appropriate advice should be sought immediately on their identification and treatment/ removal by approved contamination specialists.





Key:

Primary vehicular access route to site for construction vehicles/ deliveries

Site Location

Site Boundary

Site Entrance (for Construction Vehicles)

Site Exit (for Construction Vehicles)

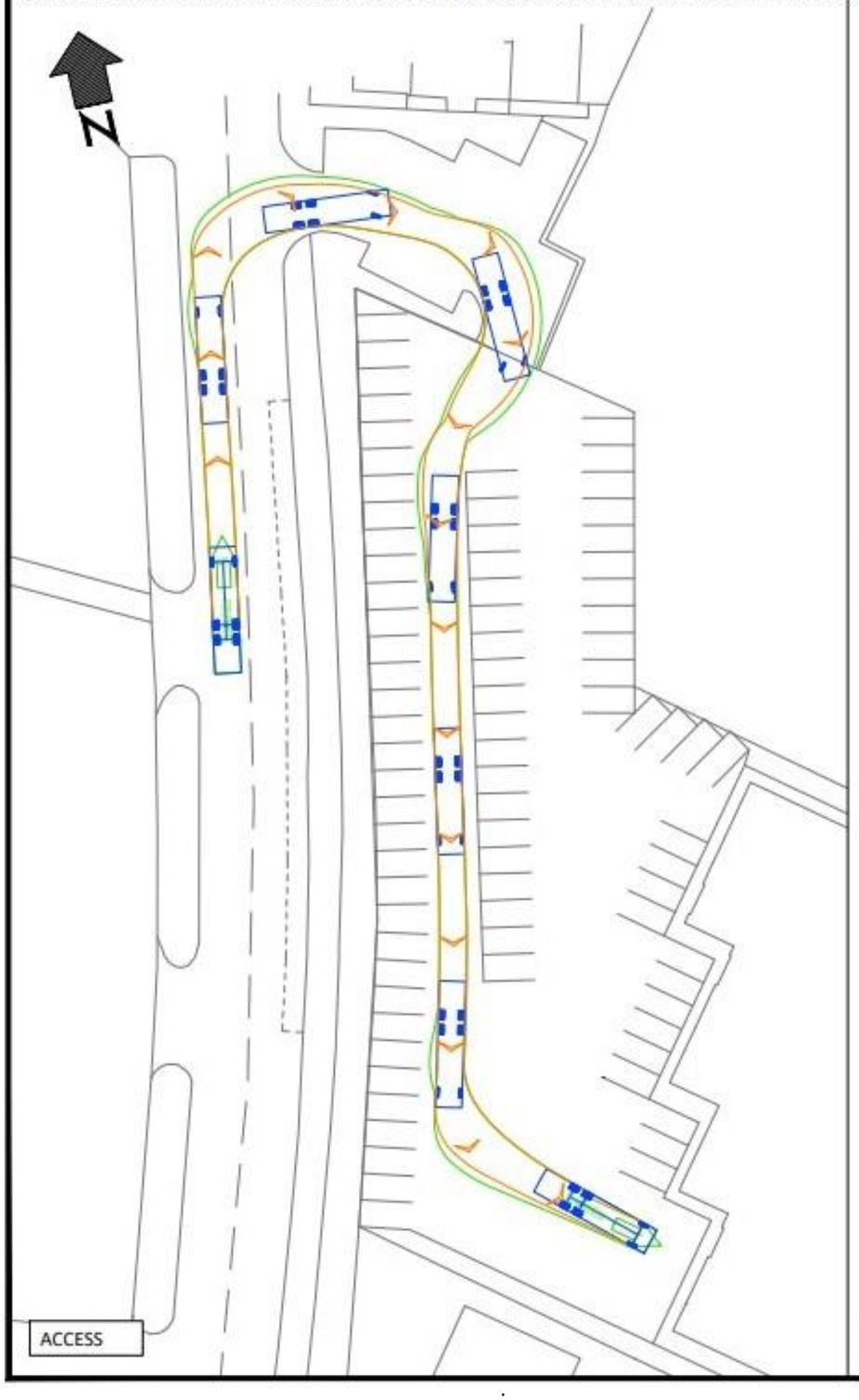
Site Compound (Office & Welfare Facilities)

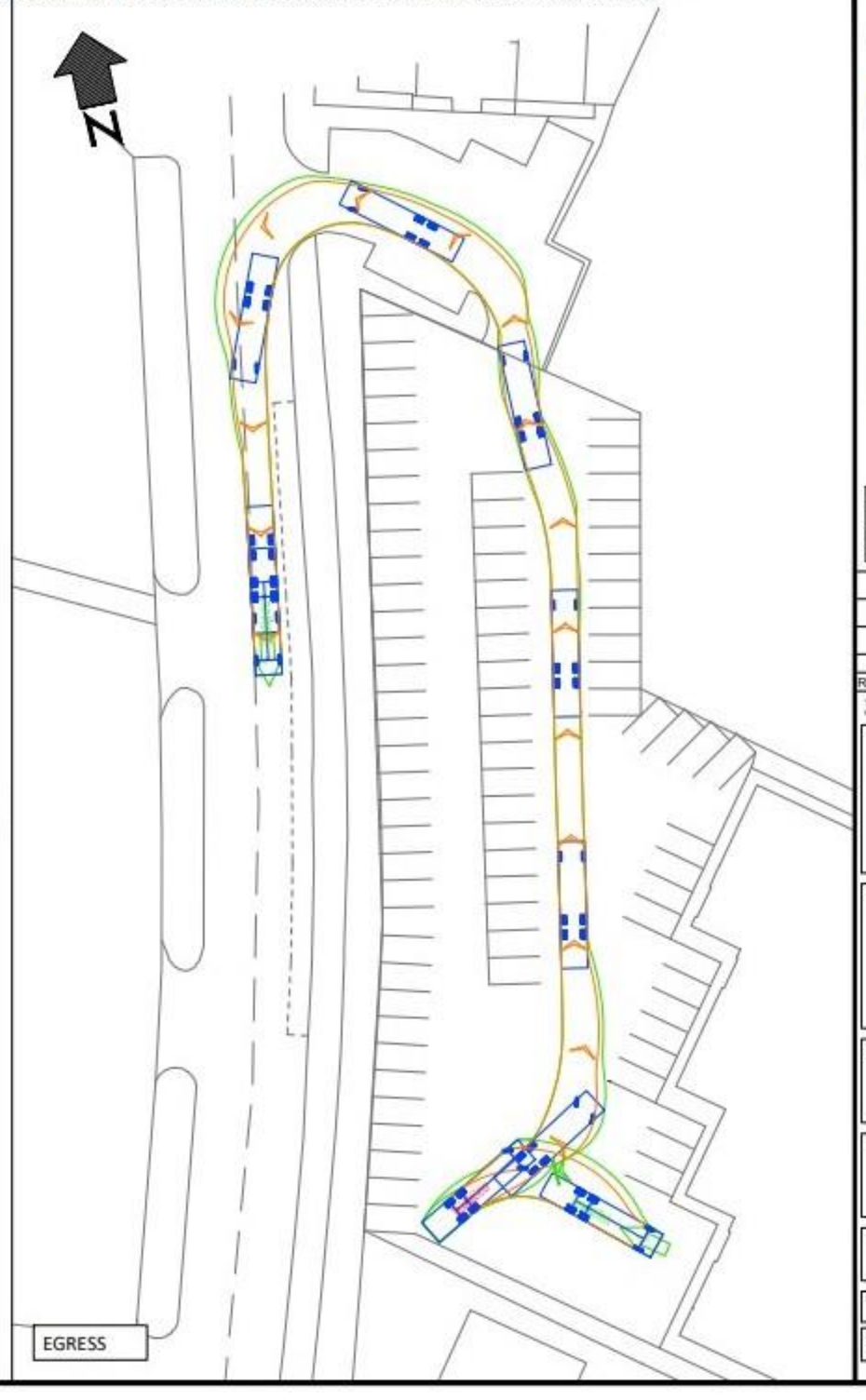
Project: 200 Waterloo Road, Manchester

Drawing Title: **Vehicular Routes & Site Logistics**

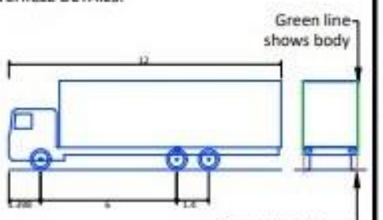
Dwg No: 2104-SL-01 Scale: nts Date: March 2021

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VEHICLE DETAILS:



FTA DESIGN HG RIGID VEHICLE 12M

Overall Length	12.000m
Overall Width	2.500m
Overall Body Height	3.928m
Min Body Ground Clearance	0.412m
Track Width	2.471m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	11.900m

Design speed 5kph for all Forward movements
Design speed 2.5kph for all Reverse movements

LAYOUT HAS BEEN PROVIDED BY KACOO FASHION BUILD DRAWING. NO. BS5837 - 200 WATERLOO ROAD - ARBTECH TCP DWG 01 - 23-06-20.

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-	01/07/20	ORIGINAL ISSUE	AS	D	D

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Client
KACOO INVESTMENT LTD

Project
200 WATERLOO ROAD
MANCHESTER, M8 8AE

Drawing Title
SWEPT PATH ANALYSIS USING A 12M RIGID HGV
WATERLOO ROAD / ADELAIDE STREET (ACCESS)

Drawing Status
FOR INFORMATION

Drawn	Designed	Date	Scale	Size
AS	AS	JUL 2020	1:500	A3

Drawing No. 2320-001
Rev -