



DEVELOPMENT
SOLUTIONS

Kieran Hedges

21 Didsbury Park, Didsbury

Pre-Construction Information

February 2021

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1. Nature of the Project

1.1 Project Personnel

1.1.1 Client

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Didsbury
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M20 5LH

Tel:
Mob:

Contact Name: Mr Kieran Hedges (kieranhedges@hotmail.com)

1.1.2 Principal Designer

Innov8 Development Solutions Ltd
The Soapworks
Salford Quays
Manchester
M5 3LZ

Tel: 0161 872 8884
Mob: 07507 042 089

Contact Name: Mr Stephen Dewberry (stephen.dewberry@innov8ds.com)

1.1.3 Principal Contractor

Short Construction Ltd
Unit H2
Oak Green
Cheadle
Stockport

Tel: 01625 541 302

Contact Names: Mr Adrian Short (enquiries@shortconstruction.co.uk)

1.1.4 Architect

Andrew Edmunds
Edmunds Architects
27 Grange Road
Sale
Cheshire
M33 6RZ

Mob: 07980 898776

Contact Name: Mr Andrew Edmunds (mail@edmundsarchitects.com)

1.1.5 Quantity Surveyor

Gary Boyle Associates Ltd
248A Church Road
Manchester
M41 6HD

Tel: 0161 747 7898
Mob: 07957 387 933

Contact Name: Mr Gary Boyle (garyboyle@gbaqs.co.uk)

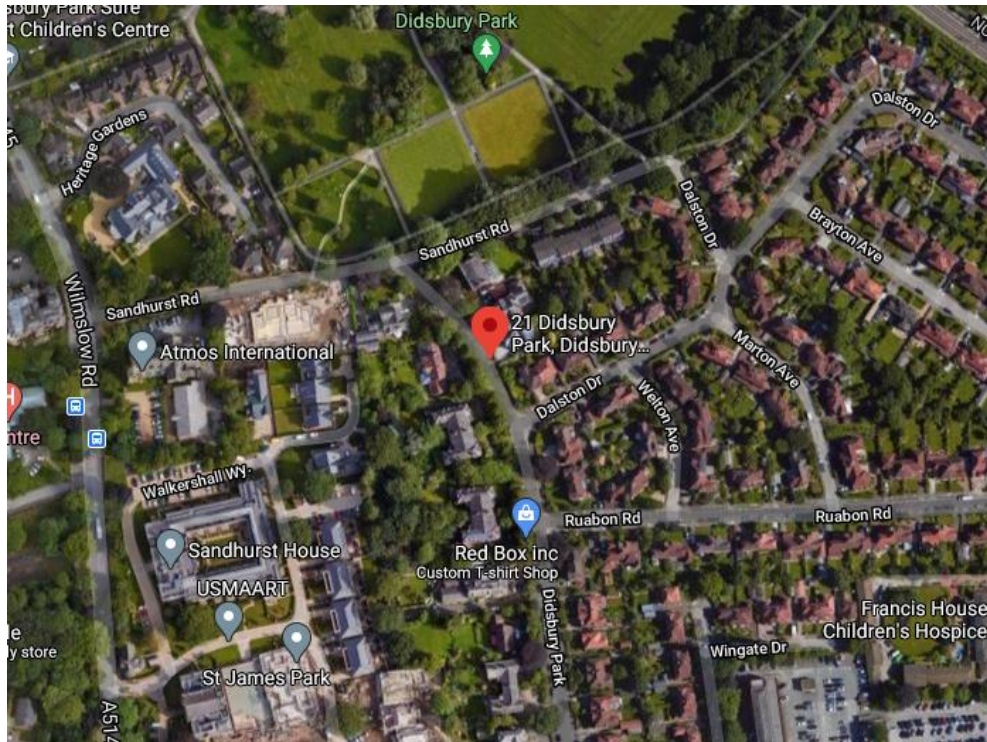
1.1.6 Health & Safety Executive

Health and Safety Executive
Redgrave Court
Merton Road
Bootle
Merseyside
L20 7HS

1.2 Project Notification

The Health and Safety Executive will be notified of the project on appointment of the Principal Contractor.

1.3 Location



21 Didsbury Park is a detached family home located to the south east of Didsbury village in Manchester. The proposed development of two detached homes will be built on the land currently occupied by the existing property once demolition works have taken place.

1.4 Description of the Works

Demolition of existing building located at 21 Didsbury Park and erection of two, three storey detached dwelling houses (six bedrooms) with associated landscaping and car parking.

1.5 Timescale and Phasing

The demolition of the existing building at 21 Didsbury Park is scheduled to begin at the end of March 2021 and the construction phase for the two new detached six-bedroom properties on the site will take an estimated fourteen months to complete at the end of May 2022.

2. Existing Environment

2.1 Surrounding Land Use

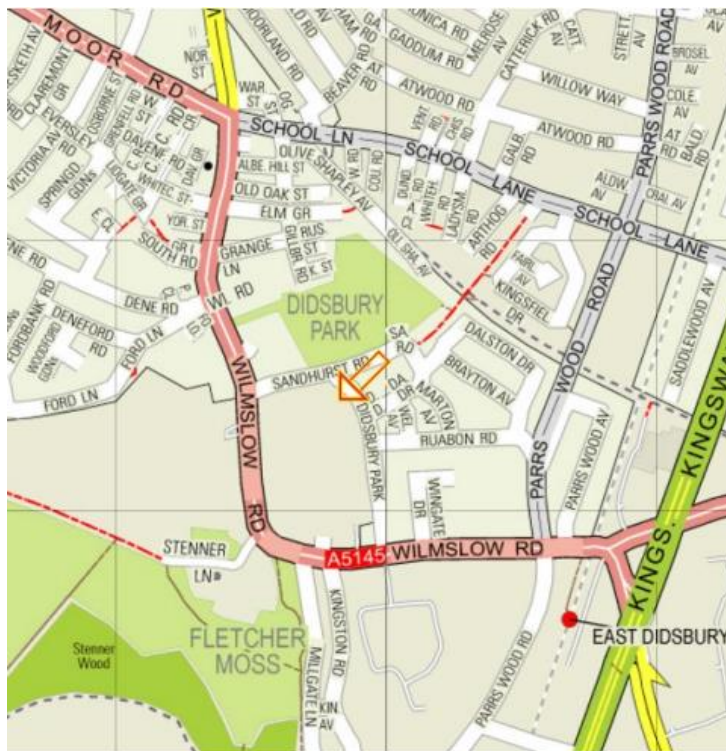
21 Didsbury Park is surrounded by residential properties on all sides including to the west where houses are being constructed on the former MMU University campus site. It is located in the St James Conservation Area.

2.2 Existing Services

No information is available regarding services into the existing property at 21 Didsbury Road. The Principal Contractor is to carry out their own survey prior to commencing any works on site. All services are presumed to be live until adequate testing has been carried out and services are disconnected by qualified personnel before demolition works commence.

2.3 Existing Traffic System

Access to 21 Didsbury Park for traffic and pedestrians is via Wilmslow Road or Sandhurst Road in Didsbury, South Manchester.



2.4 Existing Structures

“2.1 The site

2.1.1

21 Didsbury Park is a detached family home located to the south-east of Didsbury Village. It is surrounded by other homes on all sides, including to the west, where homes are being constructed on the former MMU university campus site. It is located in the St James Conservation Area.

2.1.2

The house is partly screened from the street by a substantial hedge. It is set back from the street behind an area of grass and a driveway. There are two open gateways from the street.



Figure 1 The house (left) largely screened from the street (right)

2.1.3

The house has a two-storey central element, with single-storey extensions to either side. The property is red brick, with red vertical hanging tiles at first floor level, reaching from the eaves to the top of the ground floor windows. The roof is of red tiles.

2.1.4

The front door sits in a central arched entrance, which is set forward slightly from the front of the property and has two muted turrets topped with spherical features. There is stepped brick detailing on each end of the two-storey element, which is repeated in the single-storey elements. Windows are white UPVC with leaded glass.

2.1.5

To the rear, the house has been extended to provide additional living space. This has been done with little attention to the original form of the building, and as a result, there is little coherence to the rear elevation. The garden is largely grassed, with several fruit trees forming an orchard on the northern side.



Figure 2 Rear elevation (left) and view westwards in the rear garden (right)

2.1.6

The house is not listed, nor is it locally listed. It is not identified within the Didsbury St James Conservation Area appraisal (see below). The Greater Manchester Historic Environment Record has confirmed that no information is held on the property.

2.1.7 Historic mapping indicates that although most homes on the western side of Didsbury Park had been constructed by 1907, the plot at number 21 was empty. The house first appears in a map dating to 1923-33. This is the central portion of the house, which has a footprint of 113.8sqm. In the plan dated 1957, the property has been extended to the northern edge of the plot (footprint 73.8sqm). There is a small standalone structure to the southern edge of the dwelling house. The planning history indicates that there was a lean-to structure in place until permission was granted in March 2009 for the existing garage (application ref 088738/FH/2009/S2, footprint 44.6sqm).” (*Heritage Statement, Ruth Jackson Ltd – October 2018*)

2.5 Ground Conditions

A Phase 1 Geo- Environmental Site Assessment has been carried out at 21 Didsbury Park by Resource and Environmental Consultants Ltd in November 2018 (Appendix D).

The Environmental Settings from the report are listed below:

“4.0 ENVIRONMENTAL SETTING

4.1 Geology & Hydrogeology

The British Geological Survey (BGS) memoirs and geological maps with respect to the area indicates that the site is underlain by the following geological sequence:

Table 4.1 Summary of Geological and Hydrogeological Data

Geological Unit	Classification	Description	Aquifer Classification	Permeability	Sensitivity
Drift	Glaciofluvial Sheet Deposits	Sand and Gravel	Secondary A	Low to Moderate	Moderate
Solid	Wilmslow Sandstone Formation	Sandstone	Principal	High	High

The nearest available historical borehole record (SJ89SE603, undated) is located approximately 200m south of the site boundary. The underlying geological conditions were found to comprise the following sequence:

- Topsoil Ground Level - 0.45mbgl
- Glaciofluvial Deposits (interbedded sand, gravel and clay) 0.45mbgl - 9.75mbgl
- Wilmslow Formation (Sandstone) 9.75mbgl - 12.50mbgl*
- Groundwater was encountered at a depth of circa 8.30mbgl.

* Base of borehole

The Groundsure report indicates there are 3no. groundwater abstractions within a 2km radius of the site. All of these are related to a point licence for spray irrigation supply at Didsbury Golf Club 956m west of the site.

No surface or potable water abstractions are located within 1km of the site. Furthermore, the site is not indicated to lie within a Source Protection Zone.

Onsite the soil leaching potential of the site is categorised as Major Aquifer/High Leaching Potential (HU) – Soil information for urban areas assumed to be highly permeable in the absence of site specific information.

Based on the local topography and location of surface watercourses it is considered likely that shallow groundwater, if present, will flow in a south westerly direction toward the River Mersey (765km south west). The nearest borehole recorded groundwater at a depth of circa 8.3m bgl. Considering this was within a gravel layer and no clay layers were recorded below 8.30m bgl, it is assumed the groundwater encountered was in hydraulic continuity with the underlying Wilmslow Formation.

4.2 Geotechnical Data

Geotechnical Data presented within the Groundsure report identifies the following ground conditions:

Table 4.2 Summary of Data Search Information

Hazard	Designation	Comments
Shrink-Swell Clay	Negligible	Ground conditions are predominantly non-plastic.
Landslides	Very Low	Slope instability problems are unlikely to be present.
Ground Dissolution	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions.
Compressible Ground	Negligible	No indicators for compressible deposits identified.
Collapsible Deposits	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
Running Sand	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water.

It should be noted that this data is qualitative and based on anticipated ground conditions only and not on any other topographical information such as trees.

4.3 Mining and Ground Workings

The site is in an area which is not affected by coal mining and as such, no coal authority reports were required for this assessment. The nearest ground working is a pond 237m to the west of the site which was infilled between the 1934 and 1957 historical maps.

4.4 Railways and Tunnels

The Groundsure report indicates that the nearest railway to the site is the railway line currently used as the East Didsbury Branch of the Manchester Metrolink. This is situated 237m north east of the site at its nearest point. No tunnels are present within 250m from the site on this line.

4.5 Hydrology

The nearest surface water feature is an unnamed inland river situated 438m south west of site at its nearest point.

No surface water abstraction licences are located within 2km of the site.

The site is not located within an Environment Agency Flood Zone and has a very low of Flooding from Rivers and the Sea (RoFRaS). Additionally, the site is not prone to groundwater flooding.

4.6 Radon Risk Potential

The UK radon website indicates the site is situated in an area where less than 1% of homes are above the Action Level and that the BGS reports that no radon protective measures are necessary in the construction of new dwellings or extensions.

4.7 Industrial Land Uses

The site is situated within a predominately residential area, with the Trade Directory recording a single current potentially contaminative industrial land uses within 250m. Those deemed pertinent to the report are presented in the Table 4.3 below:

Table 4.3 Summary of Industrial Land Uses

Feature	Category	Distance (m)	Direction
Electricity substation	Electrical Features	198	E

4.8 Sensitive Land Uses

The following sensitive land uses have been identified within close proximity to the site;

- Residential properties are located on and adjacent to the site;
- The site is located within a Nitrate Vulnerable Zone;
- The Liverpool Manchester and West Yorkshire Greenbelt is located 249m west of the site at its nearest point; and
- There are 6no. Local Nature Reserves (LNRs) within 2km of the site, the nearest being Stenner Woods and Milgate Fields located 518m south west of the site.

4.9 Site Sensitivity Assessment

The site is considered to be located within a moderate sensitivity setting due to the following reasons:

- Residential properties are located in close proximity;
- The underlying superficial deposits are classified as a Secondary (A) Aquifer while the underlying bedrock geology is classified as a principal aquifer. It is therefore likely that any groundwater present within the superficial deposits will be in hydraulic continuity with respect to the bedrock geology – a principal aquifer;
- and the site is not located within an area of a designated sensitive land use.”

“Hazardous Materials Storage and PCBs

No Above Ground Storage Tanks (ASTs) or evidence of Underground Storage Tanks (USTs) were observed on site. No equipment potentially containing PCBs were observed within the site.

Asbestos Containing Material (ACM)

No evidence of ACM was identified on site. Given the age and nature of the buildings on site, it is considered likely that ACM may have been used within the construction and remnants may be found within the made ground.

Waste Storage

No potential hazardous waste streams were identified or generated at this site.”

“7.0 CONCLUSIONS

Human Health

The potential risk posed to human health from on-site sources is considered to be **Low**.

The potential risk posed to human health from off-site sources is considered to be **Very Low/Low**.

Controlled Waters

The potential risk posed to controlled waters from on-site sources is considered to be **Very Low**.

The potential risk posed to human health from off-site sources is considered to be **Very Low**.

Overall Environmental Risk Assessment Overall, the preliminary risk classification of the site in relation to the proposed redevelopment is considered to be **Very Low/Low”**

3. Existing Drawings / H&S File

All existing site information has been issued to the Design Team and additional investigations undertaken, based on the below:

The current designs have addressed the known hazardous associated with a project of this nature where applicable, all hazards that could not be designed out are either shown on the drawings or contained in the Designers Risk Register – refer to Appendix 'B'.

The following **architects' drawings** have been issued to the design team:

0179-aa-(04)001-T1	0179-aa-(04)002-T1	0179-aa-(04)003-T1	0179-aa-(04)004-T1
0179-aa-(04)005-T1	0179-aa-(04)006-T1	0179-aa-(04)007-T1	0179-aa-(04)100-T1
0179-aa-(04)101-T1	0179-aa-(04)002-T1	0179-aa-(04)103-T1	0179-aa-(04)104-T1
0179-aa-(04)105-T1	0179-aa-(04)106-T1	0179-aa-(04)107-T1	0179-aa-(04)108-T1
0179-aa-(04)109-T1	0179-aa-(04)110-T1	0179-aa-(04)111-T1	0179-aa-(04)150-T1
0179-aa-(04)151-T1	0179-aa-(04)152-T1	0179-aa-(04)153-T1	0179-aa-(04)154-T1
0179-aa-(04)160-T1	0179-aa-(04)163-T1	0179-aa-(04)170-T1	0179-aa-(04)171-T1
0179-aa-(04)172-T1	0179-aa-(04)173-T1	0179-aa-(04)174-T1	0179-aa-(04)175-T1
0179-aa-(04)176-T1	0179-aa-(04)177-T1	0179-aa-(04)178-T1	0179-aa-(04)179-T1
0179-aa-(04)180-T1	0179-aa-(04)181-T1	0179-aa-(04)182-T1	0179-aL-(02)001-T1
0179-aL-(02)003-T1	0179-aL-(02)020-T1	0179-aL-(02)021-T1	0179-aL-(04)001-T1
0179-aL-(04)003-T1	0179-aL-(04)009-T1	0179-aL-(04)010-T1	0179-aL-(04)011-T1
0179-aL-(04)012-T1	0179-aL-(04)013-T1	0179-aL-(04)020-T1	0179-aL-(04)021-T1
0179-aL-(04)022-T1	0179-aL-(04)023-T1	0179-aL-(04)024-T1	0179-aL-(04)025-T1
0179-aL-(04)030-T1	0179-aL-(04)031-T1	0179-aL-(04)032-T1	0179-aL-(04)033-T1
0179-aL-(04)034-T1	0179-aL-(04)035-T1	0179-aL-(04)036-T1	0179-aL-(04)040-T1
0179-aL-(12)001-T1	0179-aL-(12)001-T1	0179-aL-(20)001-T1	0179-aL-(21)001-T1
0179-aL-(22)001-T1	0179-aL-(22)002-T1	0179-aL-(22)003-T1	0179-aL-(22)003-T1
0179-aL-(22)004-T	0179-aL-(22)005-T1	0179-aL-(22)006-T1	0179-aL-(22)007-T1
0179-aL-(22)008-T1	0179-aL-(24)001-T1	0179-aL-(31)001-T1	0179-aL-(31)002-T1
0179-aL-(31)003-T1	0179-aL-(31)004-T1	0179-aL-(31)005-T1	0179-aL-(32)001-T1
0179-aL-(45)009-T1	0179-aL-(45)010-T1	0179-aL-(45)011-T1	0179-aL-(45)012-T1

Coordinated Services

WECE-237-C-01-Rev T1 Plant Room Layout
WECE-237-C-01-Rev T1 Coordinated Services

Electrical

Electrical Performance Specification – Particular Specification, 21 Didsbury Park, Manchester
Electrical Performance Specification – Standard Specification, 21 Didsbury Park, Manchester
WECE-237-E-01 External Services Layout Rev T1
WECE-237-E-101 Small Power & Comms Layout Basement Rev T1
WECE-237-E-102 Small Power & Comms Layout Ground Floor Rev T1
WECE-237-E-103 Small Power & Comms Layout First Floor Rev T1

WECE-237-E-104 Small Power & Comms Layout Second Floor Rev T1
WECE-237-E-105 Lighting Layout, Basement Rev T1
WECE-237-E-106 Lighting Layout, Ground Floor Rev T1
WECE-237-E-107 Lighting Layout, First Floor Rev T1
WECE-237-E-108 Lighting Layout, Second Floor Rev T1
WECE-237-E-109 Fire Alarm & Security Layout, Basement Rev T1
WECE-237-E-110 Fire Alarm & Security Layout, Ground Floor Rev T1
WECE-237-E-111 Fire Alarm & Security Layout, First Floor Rev T1
WECE-237-E-112 Fire Alarm & Security Layout, Second Floor Rev T1
WECE-237-E-113 PV Layout, Rev T1
WECE-237-E-114 Comms Room Layout Rev T1

Mechanical

Mechanical Performance Specification – Particular Specification, 21 Didsbury Park, Manchester
Mechanical Performance Specification – Standard Specification, 21 Didsbury Park, Manchester
WECE-237-M-01 Rev T1, Mechanical Services Schematic
WECE-237-M-101 Rev T2, Above Ground Drainage Layout, Basement
WECE-237-M-102 Rev T2, Above Ground Drainage Layout, Ground Floor
WECE-237-M-103 Rev T2, Above Ground Drainage Layout, First Floor
WECE-237-M-104 Rev T2, Above Ground Drainage Layout, Second Floor
WECE-237-M-105 Rev T2, Above Ground Drainage Layout, Roof Level
WECE-237-M-106 Rev T1, Domestic Services Layout, Basement Level
WECE-237-M-107 Rev T1, Domestic Services Layout, Ground Floor
WECE-237-M-108 Rev T1, Domestic Services Layout, First Floor
WECE-237-M-109 Rev T1, Domestic Services Layout, Second Floor
WECE-237-M-110 Rev T1, Heating Services Layout, Basement
WECE-237-M-111 Rev T1, Heating Services Layout, Ground Floor
WECE-237-M-112 Rev T1, Heating Services Layout, First Floor
WECE-237-M-113 Rev T1, Heating Services Layout, Second Floor
WECE-237-M-114 Rev T2, Ventilation Services Layout, Basement
WECE-237-M-115 Rev T2, Ventilation Services Layout, Ground Floor
WECE-237-M-116 Rev T2, Ventilation Services Layout, First Floor
WECE-237-M-117 Rev T2, Ventilation Services Layout, Second Floor
WECE-237-M-118 Rev T1, Ventilation Services Layout, Roof Level

4. The Design

4.1 Significant Hazards

The Principal Contractor is required to produce detailed site-specific method statements and site-specific risk assessments for all significant work activities prior to each operation commencing on site, giving adequate time for each method statement and risk assessment to be communicated to the relevant persons.

4.2 Health and Safety Hazard and Risk Register

The Health and Safety Hazard and Risk Register identifies known and expected risks associated with the project and gives a recommended control.

The Health and Safety Hazard and Risk Register is to be taken on board by the Principal Contractor and controls identified within their Construction Phase Plan.

5. Construction Materials

Materials present on site or specified for use which present unusual construction hazards and risks are identified in the Health and Safety Hazard and Risk Register.

Site specific COSHH / DSEAR Assessments must be presented for the hazardous / dangerous materials to be used during construction.

- The presence of asbestos containing material has not been identified within the building. Should any suspect material be uncovered and there is a need to remove, drill or modify it, works in that area should cease and an analysis be carried out. Removal shall be carried out by a specialist contractor in accordance with the Control of Asbestos Regulations 2012 and HSE Publication L143
- Should any unknown chemicals or substances be discovered on site the Principal Contractor must contact the Client who will identify and arrange for its removal

Note: From 1 July 2013, under the Construction Products Regulation 2011 it will become mandatory for manufacturers to apply CE marking to any of their products which are covered by a harmonised European standard. It is the Merchant, Supplier or Specifiers responsibility to ensure that all products it supplies or specifies on a project carry a genuine CE Mark.

6. Site Wide Elements

6.1 Site Access & Egress

The Principal Contractor will need to develop a Traffic Management Plan identifying their access procedures to and from site and identify the works area, contractor compound, laydown area, storage and parking. All construction areas must be segregated with suitable fencing and signage.

6.2 Location of Temporary Site Accommodation & Compounds

The Principal Contractor is to confirm their layout / location proposals and ensure these are sufficient for the nature of the works and number of operatives. All welfare provisions must comply with Schedule 2 of the CDM Regulations.

6.3 Location of Unloading, Layout and Storage Areas

The Principal Contractor is to identify all areas proposed for laydown and storage areas, this includes spoil and waste materials.

Reference to existing services both overhead and underground must be addressed to avoid contact / damage to these.

Note: Overhead BT lines, underground electrical cables, drainage systems and septic tanks.

6.4 Traffic / Pedestrian Routes

Suitable segregation for traffic and pedestrians must be implemented as part of the Principal Contractor's site set up.

7. Clients Undertaking

Footpaths and access routes to the adjacent areas must be always protected and kept clear and free from debris. Special arrangements may be necessary for access past the site / across the access road.

Noise must be kept to a minimum to avoid nuisance.

A booking in system should be adopted for all operatives and visitors to site.

Timing of material deliveries to be carefully considered to avoid unnecessary build-up of materials on site and disruption to residents.

All fire escape routes must be maintained.

8. Site Rules

As a standard set of site rules the below are considered a minimum:

- The Principal Contractor must take reasonable steps to ensure that only authorised people are allowed into any area where construction work is taking place.
- The Principal Contractor must ensure that adequate personal protective equipment is worn by all operatives and visitors to the site when appropriate.
- There is to be no smoking in the working areas.
- Secure storage arrangements are to be made on site for flammable fuels e.g. - diesel, liquid propane gas.
- Secure storage facilities to be provided on site in which to place dangerous equipment when not in use.
- The site must at all times be kept clean, tidy and free of debris, which may present tripping hazards or cover excavations.
- All ladders are to be removed to prevent access to scaffolding when site is closed.
- The consumption of alcohol or drugs (other than those prescribed by a doctor which is advised as safe for use during work) is prohibited on site. Any operative found to be under the influence of either of these substances will be dismissed from site.
- The use of personal audio systems on site is prohibited.
- No photography or video equipment is to be brought on site without written authority from the Client.
- Operatives will exercise reasonable care for the health and safety of himself or others who may be affected by his acts or omissions at work.
- Operatives will report back to their employer anything which may affect health and safety issues.
- Site operatives must not intentionally or recklessly interfere with anything provided in the interests of health, safety and welfare.
- All machinery, equipment etc. when not being used must be immobilised and made safe.
- All operators of machinery and tools including site vehicles must be competent, fully trained and able to carry out the job properly without risks to health and safety.

-
- All electrical equipment is to display a current test tag or certificate and is to be used in accordance with manufacturer's instructions by trained operatives, be properly maintained and guarded where necessary and transformed to 110 volts. Residual current devices to be used on mains powered equipment.
 - The contractor shall be responsible for strict compliance with the requirements of the Clean Air Act 1993. Burning of rubbish on the site will not be permitted at any time.

9. Continuing Liaison

The Principal Contractor shall, so far as is reasonably practicable, ensure information is passed to other Contractors on site and that they in turn provide training and information to employees.

The Principal Contractor shall ensure discussions with and advice from site operatives and that there are arrangements for the co-ordination of views from people on site.

Should the design need to be changed in order to reflect unforeseen circumstances then the matter will be co-ordinated by the Contract Administrator. The Principal Designer must be informed, and the Principal Contractor must ensure that adequate arrangements for Health and Safety are covered in the revision.

The Principal Designer must be informed of any changes made to the design after the contract commences in order that the Health and Safety implications of such changes may be considered, and information passed on to client on completion.

Design changes must not be made until the proposed changes have been accepted by the Client and the Principal Designer.

10. Environmental Protection

Water Pollution

It should be noted that under section 85 of the Water Resources Act 1991, it is an offence to discharge poisonous, noxious or polluting materials, into any "controlled waters", either deliberately or accidentally.

Polluting materials include silt, cement, concrete, oil, petroleum spirit, sewage or other debris and waste materials.

"Controlled waters" include all watercourses and water contained in underground strata.

Road drains and surface water gullies generally discharge into controlled waters and should be treated as such.

The washout from concrete mixing equipment or the cleaning of ready-mix concrete lorries must not be allowed to flow into any drain or watercourse.

Site roads must be regularly scraped and kept free from deposits in order to prevent silt, oil or other materials entering any drain or watercourse.

No lorry wheel washing shall be allowed on site unless the facilities are securely constructed with no overflow and the effluent contained for proper treatment and disposal.

If a polluting discharge should occur, the material should be contained (by using sand or soil, for example) and the Environment Agency should be notified immediately at the nearest office. For further information, or in the event of pollution, contact the nearest Environment Agency office.

11. Requirements of the Principal Contractor

11.1 The Construction Phase Plan

The Principal Contractor must present the Construction Phase Plan to the Principal Designer showing how the works on site will be managed safely. Acceptance of the developed plan must be obtained from the Client / Client's Agent **before works commence on site**. The Plan should look to:

Health and safety goals

The main objective is to ensure that adequate actions and precautions are taken to prevent harm being caused to those carrying out construction work and others who may be affected.

Communication and liaison

All those in control of construction work are required to provide workers (including the self-employed) under their control, with any information that they require to carry out the work safely and without risk to health.

The Principal Contractor shall ensure that all workers are provided with a suitable, site-specific induction to inform them of the arrangements for health, safety and welfare at their work site. This should include any relevant findings resulting from risk assessment, including risks arising from activities of other operatives working nearby. Site rules should be explained along with the procedures to be followed in the event of any worker finding themselves in a position of serious and imminent danger.

Arrangements for worker engagement on site should always be tailored to the size and complexity of the work, the scale of hazards and the size of the workforce.

The Principal Contractor shall implement a range of mechanisms to ensure that on-site consultation is effective. This could include regular consultation meetings, consultation during inductions, morning / daily briefings with workers and shop manager, toolbox talks etc.

Nature of the project and risks involved

Contractors may need to make special arrangements for workers for whom English is a second language, or who are unable to read English / have literacy difficulties. These could include provision of translation, use of interpreters or replacing written notices with clearly understood symbols or diagrams.

The Principal Contractor has a specific duty to make and maintain arrangements to enable effective cooperation and consultation between themselves, contractors and workers. Arrangements made in respect of co-operation and consultation with workers on site should be recorded by the principal contractor and included in the construction phase plan. Such arrangements will require regular review and updating, as circumstances on site change.

11.2 The F10 Notification

The Principal Contractor must obtain and display a valid copy of the F10 Notification on the work site as soon as possible after site set up starts.

(Appendix C)

12. Provision of Project Information for H&S File

The Principal Contractor must agree the scope, programme and method of delivery for the provision of information for inclusion in the Health & Safety File with the Principal Designer before work starts on site.

When putting together the Health and Safety File, the Principal Designer will consider with the Project Team, including information about each of the following where they are relevant to the health and safety of any future construction work. The level of detail should allow the likely risks to be identified and addressed by those carrying out future work:

- a) a brief description of the work carried out.
- b) any residual hazards which remain and how they have been dealt with (for example surveys or other information concerning asbestos; contaminated land; water bearing strata; buried services etc.);
- c) key structural principles (for example, bracing, sources of substantial stored energy – including pre or post-tensioned members) and safe working loads for floors and roofs, particularly where these may preclude placing scaffolding or heavy machinery there;
- d) hazardous materials used (for example lead paint; pesticides; special coatings which should not be burnt off etc.).
- e) information regarding the removal or dismantling of installed plant and equipment (for example any special arrangements for lifting, order or other special instructions for dismantling etc.).
- f) health and safety information about equipment provided for cleaning or maintaining the structure.
- g) the nature, location and markings of significant services, including underground cables; gas supply equipment; fire-fighting services etc.
- h) information and as-built drawings of the plant and equipment (for example, the means of safe access to and from service voids, fire doors and compartmentalisation etc.).

Note:

This Pre-Construction Information document has been compiled by Innov8 Development Solutions Limited from information provided by third parties. Innov8 Development Solutions Limited do not offer any warranty on the accuracy of the information used or on its completeness. The Contractor shall carry out such investigations as he deems necessary to enable him to fulfil his duties as Principal Contractor.

13. APPENDIX 'A' - Health & Safety Hazard and Risk Register

Item No:	Construction Element	Hazard	Project Phase	Recommended Control Measures
1.	Site Access – Construction Activities	General Access and egress / pedestrians / vehicles Construction activities	Construction / Demolition	Traffic Management Plan to be identified on a drawing Identify access routes leading to and away from the site – taking into consideration the width of the entrance / posts, speeds of vehicles on adjacent road – 20mph Suitable Signage displayed in prominent locations and access requirements detailed to all contractors and deliveries All Traffic Management Controls to be approved by the Client and Design Team Deliveries to site to be managed to avoid peak periods Access for adjacent residents to be maintained at all times Ensure high visibility clothing is worn Competent banksmen to be used for deliveries/contractor vehicle movement and when loading / unloading Ensure access does not conflict with local resident’s requirements Heras fencing to be positioned around site.
2.	Site and Compound	Site set up	Construction / Demolition	Principal Contractor to identify the space requirements needed for the site facilities and the works Suitable hoarding to be erected ensuring segregation provision for Pedestrian and Vehicle routes Site to be prohibited to unauthorised persons

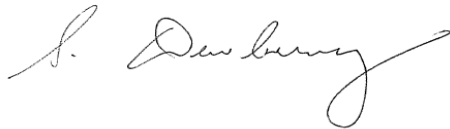
Item No:	Construction Element	Hazard	Project Phase	Recommended Control Measures
3.	Access Routes Traffic / Pedestrian Management	Collision Crushing	Construction / Demolition	Traffic control measures to identify site restrictions i.e., size of vehicles, widths of roads Ensure induction identifies traffic controls All external routes leading to and past the site must be protected and relevant signage erected and prohibited to unauthorised persons Ensure access / egress routes do not conflict with local residents' requirements. Banksman to be used for vehicles entering/ exiting site due to site constraints
4.	Security	Trespass onto site Injury to persons Damage to plant and equipment, theft	Construction / Demolition	Hoarding enclosing site, signage warning of dangers Site to be prohibited to unauthorised persons. Plant and equipment to be removed from site, where possible Access equipment to be stored away at the end of the working day

Item No:	Construction Element	Hazard	Project Phase	Recommended Control Measures
5.	Working with / near to Services Utilities	Conflict with live services Fatal Electrocution Fire Slips, trips and falls	Construction / Demolition	All services to be identified to take into account the location of these and suitable protection implemented / isolation carried out Underground services to be protected during the works All existing service Isolations and connections to be made in accordance with method statement Existing drawings – Service information issued Permit to Work system to be implemented M&E services designs to be provided for review Commissioning / completion certificates to be provided Maintenance information to be provided Secondary investigations to be carried out i.e., cat scans Confirmation of HV diversion works and protection to cables during main works
6.	Working at Height	Falling from height. Being struck by falling objects. Transport of equipment and materials Work by excavations	Construction / Demolition	Suitable means of access to be implemented No works to be conducted beneath works at height 3 points of contact to be maintained when climbing / conducting works Ensure adequate edge protection in place Segregate works area Temporary works design to be developed and reviewed by a competent person Access equipment to be inspected by a competent person and records kept where necessary Suitable edge protection around excavations

Item No:	Construction Element	Hazard	Project Phase	Recommended Control Measures
7.	Tripping hazards, materials / equipment / debris	Slips, trips, falls	Construction / Demolition	Access and egress routes to be clear from debris, equipment etc. Waste materials to be disposed of in suitable containers Emergency exit routes to remain clear Excavations to be adequately supported and suitable edge protection provided
8.	Noise / Vibration	Noise pollution – damage to hearing Vibration (HAVS)	Construction / Demolition	Minimise noise and vibratory risk by careful selection of power tool Ensure the correct PPE is identified and used Advise local residents of noisy works / vibration Works to be carried out in accordance with current regulations Equipment to be used in accordance with manufacturers instruction and HSE guidelines Control noise at source
9.	Foreign Bodies in the eye	Temporary / permanent damage to eye / sight	Construction / Demolition	Issue and wear suitable PPE (Goggles / eye protection). Ensure that a first aid kit including eye wash is available on site Ensure equipment is not operated whilst operatives are within the affected area Face fit masks to be worn, where necessary
10.	Inadequate welfare facilities	Disease / Contamination	Construction / Demolition	Welfare facilities to be provided throughout the demolition / construction phase and in accordance with Schedule 2 of the CDM Regulations 2015

Item No:	Construction Element	Hazard	Project Phase	Recommended Control Measures
11.	Manual Handling	Skeletal / Muscular injury	Construction / Demolition	Conduct manual handling assessment Weights of plant, equipment and materials to be established prior to handling Ensure employees have had manual handling training Where possible use alternative lightweight materials or handle materials / equipment in manageable loads i.e., not exceeding 20Kgs Designers to propose materials below 20kg Where possible use mechanical aids
12.	Lone Working	Accident Fatal Violence	Construction / Demolition	Lone working to be avoided Site Manager to be on site at all times Regular contact via mobile phone
13.	Excessive Dust	Inhalation Contamination	Construction / Demolition	Ensure dust suppression methods are implemented Ensure dust masks are issued, worn and maintained – face fits masks Select equipment with integral dust suppression Do not use the machinery whilst people nearby or approaching
14.	Obstruction of Emergency Access Routes	Collision	Construction / Demolition	Ensure access routes for emergency vehicles are maintained Ensure emergency access routes remain clear and free from debris

Item No:	Construction Element	Hazard	Project Phase	Recommended Control Measures
15.	Ground Conditions	- Contamination	Survey / Construction / Demolition	Ground investigations and topographical survey information has been provided Documents to be reviewed prior to works commencing on site with all recommendations implemented Ensure ground is sufficient to accommodate plant and machinery Ensure proposed works take into account of the sloping and uneven ground to the site Investigate grounds for any flooding / boggy areas and cover within site induction / position barriers as necessary Identify all service runs and underground tanks
16.	Falls of objects / materials from heights	Being struck by falling objects / structures collapse	Construction / Demolition	Conduct site specific risk assessments for transporting materials / equipment when working at height Advise workforce of restricted areas, adequate signage and segregation to be provided Temporary works design to be developed
17.	Chemicals / Substances	Contamination / disease	Construction / Demolition	Issue COSHH data sheets. Ensure the correct PPE is identified and used. Adequate storage facilities to be provided Works to cease should unknown substances / materials be discovered Adequate ventilation to be provided
18.	Hot Works	Fire Explosion Burns	Construction / Demolition	Permit to work to be issued Adequate investigations to be conducted before and after works Provision of fire-fighting equipment

Item No:	Construction Element	Hazard	Project Phase	Recommended Control Measures	
19.	Tree Preservation	Falling Trees	Construction / Demolition	Tree protection fencing / root protection to be implemented	
20.	Temporary Works	Collapse Collision	Construction / Demolition	Temporary works to be designed Temporary works designer to be appointed Temporary works coordinator to be appointed Temporary works register to be produced and revised / updated where necessary	
Register produced by: Innov8DS		Name Stephen Dewberry		Signature 	Date February 2021

14. APPENDIX 'B' - Designer Risk Register

The Principal Contractor must identify within their Construction Phase Plan how any associated design risks will be identified and how these will be managed.

DOCUMENT VERIFICATION AND REVISION RECORD

Document Information

Project Title:	21 Didsbury Park, Didsbury				
Job Nr:					
Document Title:	PCIP – 21 Didsbury Park, Didsbury				
Document File Ref:					
Revision:	0	Revision:	-	Revision:	-

Controlled Issue Register

Copy No.	Holders Name	Company	Tick as appropriate
001	Client	Kieran Hedges	✓
003	File	Innov8 Development Solutions	✓

Verification Record

Name		Date
Originator:	S Dewberry	5 th February 2021
Checked:	P Moulding	5th February 2021
Approved:	P Moulding	5th February 2021

Previous Revisions

Revision	Date	Status	Description