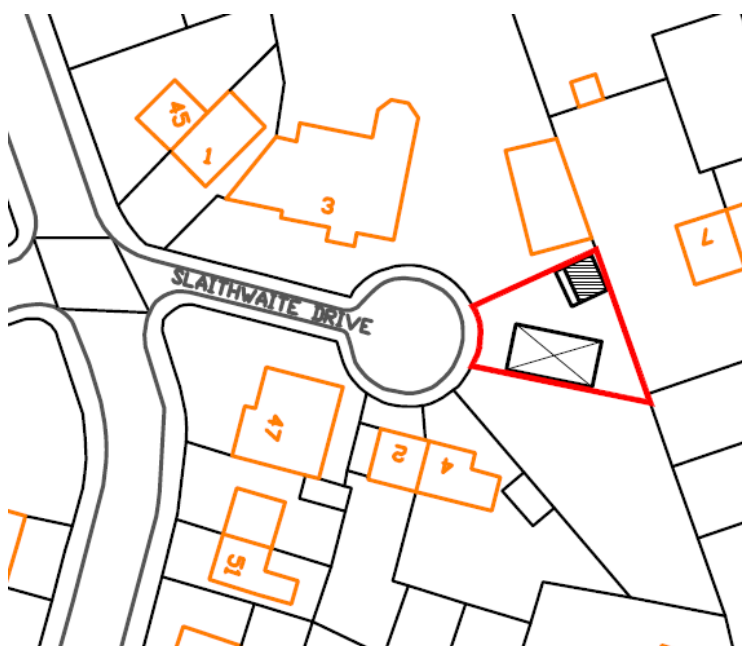


CONSTRUCTION MANAGEMENT PLAN

For proposed residential dwelling

Planning Application ref: 126099/FO/2020



Site Address:

11 Slaithwaite Drive

Manchester

M11 4BA

Prepared by:

Roman Wings Ltd

32a North Birkbeck Road

London

E11 4JG

Construction Management Plan

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1.0 Scope of Works

- 1.1 The scheme involves the construction of 1 no. two storey dwelling house (Class C3) incorporating second floor in roof space, rear solar panels with associated parking and landscaping. An additional outbuilding in form of a cycle store will also be constructed. Proposed plans are enclosed in the appendices section.

2.0 Enabling works / Formation of Site Perimeter

- 2.1 In its current state the site perimeter is already fenced off along the front, rear and northern boundaries to surrounding properties. At the commencement, the remainder of the perimeter of the site will be established and securely protected with good quality Heras security fences to HSG1 S1 standard. The existing fencing will be inspected for integrity and security. Should any issues be identified, additional Heras fencing will be installed to improve as required.

3.0 Working hours

- 3.1 Site works will take place from Monday to Friday 8.30am to 5pm with occasional Saturday works from 8am to 1pm. No Sunday and Public Holidays working will take place

4.0 Parking and storage of plant and materials

- 4.1 All contractor vehicles will park within the footprint of the site in a designated area. There will be no contractors parking in public roads.
- 4.2 Any construction plant will be stored on site, isolated and locked.
- 4.3 All materials will be stored within the fenced off site area. Any loose materials such as backfill / sand stockpiled on site and damped down or covered with polythene sheeting to prevent airborne dust.
- 4.4 Sheet materials and other lightweight items will be secured to prevent them being blown away in heavy winds
- 4.5 Any COSHH materials will be stored in a suitable locked cabin

4.6 Tools will be stored in a locked cabin

5.0 Management of Vehicle Access / Egress, Deliveries & Loading / Unloading of Plant and Materials

- 5.1 Access to the site will be via Slaithwaite Drive (front boundary)
- 5.2 Prior to commencement, a pre-conditional survey of the existing access roads, footpath and street furniture will be carried out and photographic evidence kept up to completion of the works. Should there be any damage to above caused by the contractors works, the contractor will be liable to record, report and rectify to the required standards.
- 5.3 Metal-tracked plant will be delivered to site on a low loader and offloaded within the footprint of the site. Such plant will not be allowed to track on public highways or footpaths
- 5.4 Large items of plant and delivery wagons will be forward-driven onto site and forward-driven away from site. Reversing into / out of site will not be permitted to ensure the safety of pedestrians and avoid damage to other assets in proximity of the site. Should reversing into site be required under exceptional circumstances, trained banksmen will control planned movements in order to ensure safety of pedestrians and assets.
- 5.5 Delivery / tipper wagons will be accompanied onto site by designated banksmen who will always be in advance of the wagons. General deliveries will be by smaller wagons and the contractor will make merchants aware of the site restrictions prior to booking deliveries
- 5.6 Construction traffic route will be kept at a safe distance from any trenches – as a minimum equivalent to the depth of the trenches
- 5.7 The Contractor is responsible for ensuring that wagons collecting excavated material will have the cover fully fitted over the loose materials to prevent it contaminating the roads
- 5.8 The Contractor will be responsible for checking that for wagons collecting materials from site the drivers secure the loads via strapping them to prevent losing them.

6.0 Wheel Wash Facility

- 6.1 Prior to wagons leaving site the contractor will inspect the condition and cleanliness of the wheels. Any mud will be washed off with use of pressure jet washer.
- 6.2 Contractor will manage the risk of any public highway contamination by regularly inspecting the roads to and from site. Any contaminants caused by the contractor's works will be removed immediately and the areas cleaned to a good standard.

7.0 Management of Dirt & Dust

- 7.1 The Contractor will use water spray to eliminate any airborne dust – this applies to all forms of cutting / breaking of concrete / masonry; mixing powder materials; sweeping the surfaces; earthworks where required to move stockpiled materials, etc
- 7.2 The site manager will take account of weather conditions and prevailing wind speeds and direction when organising site activities with potential to cause dust pollution to surrounding neighbours and areas in general
- 7.3 All site personnel will be briefed to be proactive in managing the dust
- 7.4 In the event of a complaint from a neighbouring property in respect to dust, the site manager will investigate and take required actions to prevent future re-occurrences.
- 7.5 All site personnel will be wearing correct RPE to protect them from dust-related occupational health impact

8.0 Site Clearance

- 8.1 In its current state the site was overgrown with vegetation – this will be cleared at commencement stage. No vegetation removal will be done within the birds nesting season.
- 8.2 Trees to be retained will be protected from accidental damage
- 8.3 Inert waste currently present on site will be segregated and disposed by a licenced haulier to approved facilities. Waste consignment notes will be retained.

- 8.4 As the upper ground stratum consists of made ground, the material will be inspected throughout both clearance and earthworks for traces of hazardous waste / asbestos. Should any be identified, the works will cease and specialist advise will be sought

9.0 [Excavations and Ground Works

9.1 Existing Underground services

- 9.1.1 no services are known to be present – prior to excavation works commencing, the areas will be scanned using cable avoidance tools to confirm
- 9.1.2 Should unknown services be identified, these will be treated as live, tested and isolated by the asset owners
- 9.1.3 Should any unknown services be struck during excavations, the asset owners will be notified, and the area will be made safe
- 9.1.4 All works will take place in accordance with HSE Guidance for Avoiding danger from underground services

9.2 Piling works

- 9.2.1 The areas will be levelled and compacted to form a stable working platform for the piling rig
- 9.2.2 Augering within made ground will be done using casings to support the ground
- 9.2.3 Piles will be concreted as soon as augered and covered to prevent people falling into them

9.3 Excavations

- 9.3.1 Trenches with a depth of 800mm will be sloped or battered to ensure stability of the slopes
- 9.3.2 Safe access into the trenches will be installed
- 9.3.3 Trenches will be inspected by a competent person to ensure stability
- 9.3.4 Trenches will be backfilled as soon as reasonably practicable to avoid collapses and people falling in
- 9.3.5 Deep excavations will have barriers installed around them

- 9.3.6 Deeper trenches where slopping is not practicable will require supports in form of trench boxes or timber shoring
- 9.3.7 All excavations will be maintained clear of water
- 9.3.8 Construction plant will be kept at a safe distance to the banks – at least equivalent to the depth of the excavation

10.0 Recycling / disposing of waste resulting from construction works

- 10.1 The Site Managers will be responsible for identifying and segregating waste on site
- 10.2 All waste resultant from works will be segregated on site
- 10.3 Resultant hardcore will be re-used where possible
- 10.4 Re-usable materials will be identified and removed for storage for re-sale
- 10.5 Recyclable materials will be removed from site for processing in licenced facilities
- 10.6 Only enough materials will be procured to complete the works and avoid waste

11.0 Noise Control

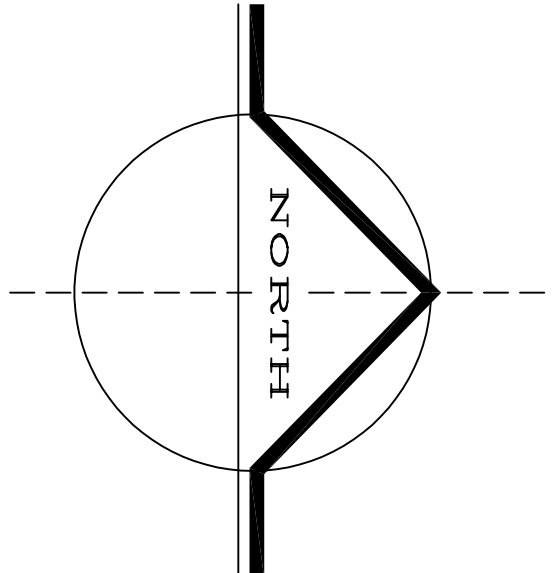
- 11.1 The Contractor will employ best available practices to reduce noise pollution
- 11.2 Portable noise monitor will be used to measure the noise exposure. Should 75dBA be exceeded, collection protection methods will be installed, in form of barriers
- 11.3 The project is a relatively simple scheme and no notable activities likely to cause significant amounts of noise. Working hours noted in 3.0 will be followed with no deliveries outside these hours.

12.0 Site Lighting

- 12.1 The site works will be generally done in daylight hours
- 12.2 Task-specific lighting will be used as required
- 12.3 No bright lights will be left on overnight or pointed towards outside the site footprint

13.0 Appendix A – Proposed plans and elevations

SITE LAYOUT PLAN



NEIGHBOURING PROPERTY

SITE BOUNDARY INDICATED IN RED.
READ IN CONJUNCTION WITH LOCATION
AND SURVEY DRAWINGS.

DUE TO ACTUAL PARKING SPACE SIZES NOTED
AND AS A DEPARTURE FROM THE APPROVED PLANNING DRAWINGS
RE-ORIENTATE PROPOSED CYCLE STORE.
READ IN CONJUNCTION WITH DETAIL DRAWING.

CYCLE STORE.

ASSUMED 2.1M HIGH CLOSE BOARDED FENCING THROUGH-OUT TO BOUNDARY.
SITE BOUNDARY AS TAKEN FROM OSMP.

NEIGHBOURING PROPERTY

LANDSCAPING TO FORM GARDEN AREA.

AGREE DIMENSION TO BOUNDARY AND IN CONJUNCTION WITH
FOUNDATION DESIGN AND AGREED PARTY WALL AGREEMENT.

NOTE:
1 OF THE APPROVED ARCHIVE SITE PLAN DRAWINGS SUPPLIED
WOULD SUGGEST A MIS-DRAFT / MIS - SCALE OF
THE DRAWING CONCERNED.
ESTIMATED OUTLINE OF PROPOSED BUILDING SHOWN DOTTED.
THE ACTUAL BUILDING SIZE AS SHOWN IS DEEMED APPROVED.
HOWEVER CONSULT AND DISCUSS ERROR WITH PLANNING DEPT.
BEFORE SETTING OUT AND CONSTRUCTION.

CONNECTION OF AAV FROM AWC TO BE CONFIRMED.

VARIATION / OPTIONS OF FOUL DRAIN RUN DOTTED.

EXTERNAL WORKS RAMPED UP TO
LEVEL THRESHOLD TO ENTRANCE.

BIN STORE.

AGREE AND ADJUST LOCATION.
CONSTRUCT IN CONJ WITH DETAIL DRAWING.

approx. existing street
lighting column - does
not affect the proposal

Refuse bin
collection point

dropped kerb
for access
to the driveway.

Highway boundary
open to the footpath

COORDINATE APPLICATION TO WATER AUTHORITY TO ALLOW CONNECTION.
CONFIRM INVERT LEVEL AND AGREE CONNECTION DETAIL.
ALLOW FOR BACK DROP CONNECTION.
DRAIN BEDDING UNDER ROAD AS SPEC.
CONSULT REGARDING INVERT LEVELS OF NEW MANHOLES WITHIN SITE.
X1:
LOCATION TAKEN FROM UNITED UTILITIES "SAFE DIG" MAP DATED 16-11-20.
SYSTEM NOT KNOWN BUT ASSUMED COMBINED AS KEY WWSSESTS.
CL AND IL TBC.

Site Layout Plan

WORKS CONNECTED WITH PROPOSED FOUL AND SURFACE WATER DESIGN:
The site has no existing drainage.
The existing manhole within the turning head noted as a COMBINED system.
ESTABLISH LEVELS AND DETAIL OF EXISTING MANHOLE LOCATED IN TURNING HEAD.
ALLOW FOR BACKDROP CONNECTION.
Connect new surface water drainage to attenuation tank shown and noted
via silt pit manhole indicated SP and exit via HYDROBRAKE indicated HB.
PROVIDE FINAL MANHOLE BEFORE LEAVING SITE INDICATED C1
ENSURE ALL PUBLIC PROTECTION MEASURES, BACK FILL AND MAKE GOOD
BOTH SOFT DIG AND TARMAC FOOTPATH EDGING
IN AREAS SHOWN TO ALLOW WORKS.

APPROX OUTLINE OF EXISTING TREES SHOWN
READ IN CONJ WITH TREE REPORT AND DRAWING.

DIMENSION / SIZE OF CAR SHOWN IS BASED ON AN AUDI A3.

SET OUT PARKING SPACES TO DIMENSIONS SHOWN AND ADJUST FENCING / GATES SHOWN.

08. New 2.1m high timber gates

NEIGHBOURING PROPERTY

PROPOSED SITE LAYOUT INTENT TAKEN AND DRAFTED FROM SUBURBAN-STUDIOS DRAWING NO: 090908 / 03.
FOR KEY TO SCHEDULE OF WORKS READ IN CONJUNCTION WITH DRAWING NO. SC(9-01).

(A S P R O P O S E D)

This drawing is copyright:-
The drawing is for the use of the client only and is not to be used for any other purpose without the written consent of the architect.
Figured dimensions must be taken in preference to scaled dimensions.
and ALL connections and supports must check and verify all dimensions
before construction and ensure that all connections and supports are
of suitable material and specification and that all connections and supports
of fixtures and fittings is as stated as part of good building practice
and ALL connections shall show roof and underside manufacturers instructions in
relation to suitable species.

Notes:
The contractor is to carry out the works in accordance with
the relevant building regulations and any other relevant regulations.
The contractor is to ensure that all connections and supports are
of suitable material and specification and that all connections and supports
of fixtures and fittings is as stated as part of good building practice
and ALL connections shall show roof and underside manufacturers instructions in
relation to suitable species.
Key should only be undertaken from drawings referred to in
the Local Authority approval documents.

C	17/11/20	LANDSCAPING INTENT UPDATED.
B	16/11/20	ATTENUATION TANK REVISED.
REV	DATE	FORMAT ADJUSTED; NOTES ADDED.
		ISSUE RECORD

Scale:	1:50 @ A1
Dwg. no:	2017-AL(9-)-01
KNJ	
KNJ	
AUTHOR	

Date:	OCT. 20.	Client:	DERZIS CONSTRUCT LIMITED
Rev. no:		Title:	AS SHOWN
C			

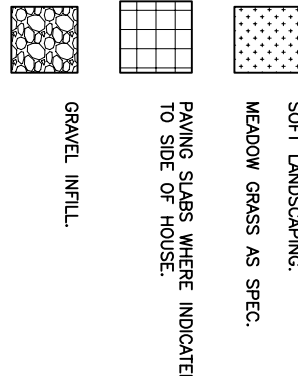
Project:
PLOT KNOWN AS
11, SLATHWAITE DRIVE, MANCHESTER, M11 4BA

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KEY TO FINISHES.
SHOWN FOR ILLUSTRATION PURPOSES ONLY. TAKEN FROM APPROVED PLANNING DRAWINGS WHERE APPLICABLE.

Key

01. Permeable paving
02. Low growing vegetation
03. New timber fence panel 2.1m high
04. Proposed new crossover
05. New soft landscaping
06. Bin Store
07. Glazed opaque fixed window (security-certified)
08. New 2.1m high timber gates
09. Indicative discharge of rain water from roof using french drain
10. Downpipe



PAVING

BRICK PAVING EXTERIOR AS SHOWN.
ALL WITH PC CONCRETE EDGING.

NOTE:
SITE INVESTIGATION REPORT NOTED OUTLINES THAT
THE PROPOSED BUILDING IS NOT POSSIBLE
AND THEREFORE THE PERMISSIBLE PAVING SUGGESTED MAY ALSO
NOT BE POSSIBLE. RE-MAIN EXTENT OF PAVING SHOWN.



SIZE SHOWN, NOT TO SCALE. FOR INFORMATION ONLY.

PROPOSED ATTENUATION TANK AND
HYDROBRAKE CHAMBER.

GROUND INVESTIGATION REPORT REF: G03087
OUTLINES THAT A SOAKAWAY IS NOT POSSIBLE
THEREFORE ATTENUATION TANK DESIGN AND
ADJACENT PAVEMENT FROM UNITED UTILITIES.

PROPOSED LANDSCAPING TAKEN FROM APPROVED PLANNING DRAWINGS AND SUBJECT TO WRITTEN AGREEMENT.
SPEC TO BE AGREED.
PROPOSED AS TYPE OF PLANTING. CONSIDERED TREE AS SHOWN WITHIN MAKE
UP GROUND WITH GRASS, / STONE OR BARK MULCH FINISH AND SURROUND.

PROPOSED FOUL DRAIN AND MANHOLES.
PROPOSED SURFACE WATER DRAIN AND MANHOLES.
ROAD GUTTER. FOOTPATH GUTTER.
BACKDROP CONNECTION TO EXISTING MANHOLE.
DOWNPIPES CONNECTED TO SOAKAWAY AS NOTED.
THRESHOLD DRAINAGE CHANNEL. TO ENTRANCE DOOR AND AREAS INDICATED.

1800MM CLOSE BOARDED FENCE AND MATCHING GATES WHERE SHOWN, INDICATED GBR AND NOTED 1.1 - 2.1M HIGH
+ 700 EXISTING SITE LEVELS NOT KNOWN, GOOGLE SUGGESTS A FLAT SITE.

PROPOSED SITE LEVELS TYPICALLY EXISTING LEVELS TO BE CONFIRMED.
VARIOUS EXISTING TREES TO BE RETAINED WHERE OUTSIDE OF PLOT BOUNDARY.
PROTECT IN ACCORD WITH RECOMMENDATION FROM TREE REPORT. REF: 1370063, 1370064 AND 1370065.

VARIOUS EXISTING TREES, ALL TO BE REMOVED WITHIN PLOT BOUNDARY SHOWN DOTTED.
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