



Rowlinson Constructions Ltd

HAPPI Scheme Development

Stagecoach Site

Princess Road

Moss Side

Manchester

Contractors Construction Methodology

&

Health & Safety Considerations

For Procurement of

Planning Application Nr 125776/FO/2019

Prepared November 2020

Rev 1

**Contractors Construction Methodology &
Health & Safety Considerations**



Review/Update Record

Site: HAPPI Block, Princess Road, Moss Side, Manchester

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16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			

Contents

1.0 Introduction

2.0 The Project

- 2.1 Proposed build sequence of the project
- 2.2 Key dates
- 2.3 Mobilisation period
- 2.4 Organisation & Management of site operations
- 2.5 Site and Quality Control
- 2.6 Occupation of the structures
- 2.7 Existing records

3.0 Assumed Environmental restrictions and On-Site Risks

- 3.1 Health and Safety Planning
- 3.2 Site monitoring
- 3.3 Access/loading/unloading
- 3.4 Services
- 3.5 Asbestos
- 3.6 Contaminated land
- 3.7 Environmental considerations

4.0 Significant Construction Operations & Control

- 4.1 Materials requiring particular precautions
- 4.2 Traffic management, Deliveries & Site parking
- 4.3 Site security
- 4.4 Site welfare/house keeping
- 4.5 Site rules and fire risk
- 4.6 Good neighbourly relations

1.0 Introduction

This Construction Stage Methodology document has been prepared by Rowlinson Constructions Ltd to assist in the discharge of condition 10 of Planning Application Nr 125776/FO/2019.

It has been prepared with consideration given to how the project will be efficiently constructed in accordance with the design and details provided by the appointed design consultants, Buttress (architects) and Capita (engineers) whilst being sympathetic to the surrounding built environment and community.

It provides a brief overview on how as principal contractors Rowlinson Constructions Ltd will effectively manage the execution of the construction works on the project in accordance with the details provided by the design team, whilst still considering all relevant logistics, construction issues, public access around the perimeter of the site, access and egress from the site for work vehicles and the health and safety requirements a project of this nature will demand.

In summary and in no particular order, we consider the following to be important considerations during the procurement of the works taking into consideration its current local environment: -

- Good neighbourly relations
- Client/resident liaison
- Health & Safety of the workforce and general public
- Traffic management
- Maintaining cleanliness of adjacent roads and footpaths
- Control of dust/noise/nuisance
- Site establishment and welfare
- Security of the site boundaries
- Protection of the environment

2.0 Description of the Project

2.1 Proposed build sequence of the project

It will be assumed for the purpose of this methodology that, with the exception of the interface with the existing highways for the construction of any new access and new services that all the works will be confined to within the site boundaries of the existing Stagecoach site situated off Princess Road.

In brief, the delivery of this project will consist of the construction of 40 residential apartments in a single block of apartments, on a Stagecoach site that has and continues to be under residential development. In essence the apartment building is a continuation of previous phases of the Stagecoach

development the order and relationship of which were described in a previous methodology submitted in support of planning application 113982/FO/2016.

It is the intention that this document provides a narrative only into the considerations that will be observed during the development of this phase of the Stagecoach site. It does not go into the detailed aspects of the construction programme and/or design. These aspects along with the phasing and elemental procurement of the development will be developed going forward and will be provided to the construction team on a detailed project specific programme of works which will is not fully developed yet but is under development with the input from our supply chain.

The detailed programme of work for this phase will include but is not limited to:

Enabling & Substructure Works

- Erection/adaptions of temporary perimeter fencing, ecological protection (if required), installation of temporary site accommodation in compliance with H&SW and CDM requirements;
- Provision of site access and egress points if/where required off Bowes Street;
- Installation of main compound areas with vehicular access off Bowes Street
- Perform service diversions and cut-offs where/if required;
- Install new drainage and access roads up to binder course;
- Reduced level excavations and remediation of the site;
- Installation of temporary works such as piling matts, crane matts etc.;
- Install piled foundations and/or traditional foundations as detailed by specialist design team;
- Structural foundations and ground floor slab construction;
- Installation of underground domestic drainage & mains services;

Main Construction

- Erection of main steel framed structure;
- Installation of roof coverings;
- Making the building weather tight;
- Internal fit-out works;
- Carry out external works including completion of drainage, hard surfaces/paving, soft landscaping, fencing etc.;
- Landscaping/planting;
- Final surfacing of carriageways and footpaths;

2.2 Key dates

Following planning approval we will engage in dialogue with MCC planning department in order to deal with the provision of any additional information in

connection with the discharge of pre-commencement and general planning conditions. Taking this into consideration a target date for the commencement of works will be established. With this in mind key dates for the delivery of the project will be confirmed in due course but for the purpose of this document we are aiming for a start on site in early 2021.

With respect to the contract programme of works, upon receipt of feedback on pre-commencement planning conditions, a more detailed design and contract specific procurement information, an accurate and fully detailed programme of works can be developed for discussion with all stakeholders.

2.3 Mobilisation period

Rowlinsons will utilise the period when pre-commencement conditions are dealt with for their mobilisation period prior to construction commencing. It is during this stage that all the up-front design work will be completed to facilitate a start on site.

Early dialogue with the relevant statutory authorities, will also commence at this stage along with subcontract package negotiations commencing during this period.

This up-front planning will provide and contribute to a successful mobilisation period in an aim to facilitate an efficient start on site and also allow us as principal contractor to comply with the requirements of the CDM Regulations 2015 and relevant health and safety legislation.

2.4 Organisation & Management of site operations

The main points of contact for this project during the pre-construction period would be:

Supply Chain Procurement/Construction Detail and Design/Construction Period:

Steve Weir – Office: 0161 960 0033

Mobile: 07976 052 831

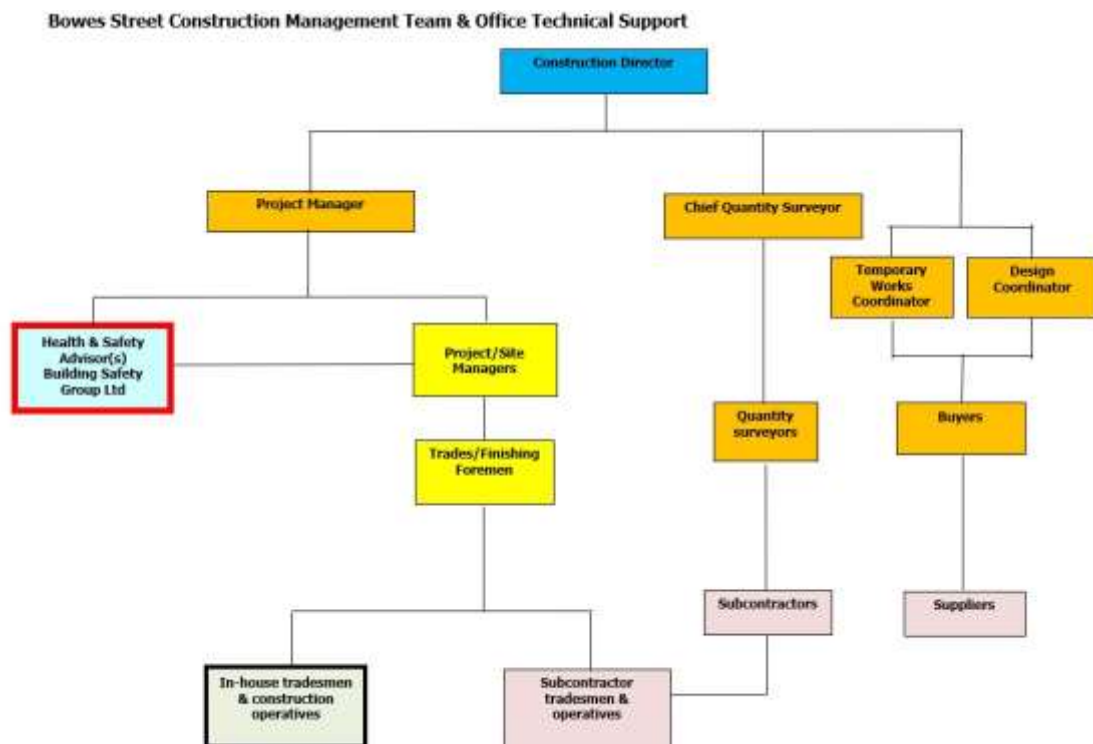
Procurement of and land issues:

David Chilton – Office: 0161 960 0033

Mobile: 07769 887 941

As principal contractor Rowlinsons are proposing to provide an experienced team of construction management professionals to look after this project. The team will be under the overall supervision of the Construction Director and the senior contracts management team. Please refer to figure 2.4a below which shows the management structure proposed for this project.

Figure 2.4a



2.5 Site and Quality Control

Rowlinson Constructions Ltd operate and manage a document management and quality control system that can be accessed both remotely on site and at source in the office by all managers and staff involved with a project. We are ISO 9001, 14001 & 45001 registered and this quality system extends to and covers all aspects of the business. In brief procedures that are in place covering Rowlinson's commitment to quality management and control on site include:-

- Quality Policy – A clear statement detailing quality control procedures and required performance levels at all levels of site and office management;
- Quality Systems – Currently operating a quality control system in line with the requirements and guidelines approved by ISO;
- Contract review procedures are implemented on and off site;
- Document control – as defined under ISO 9001;
- Material and purchase control as defined under ISO 9001;
- Controlled inspections in line with outlined procedures covered by quality systems ISO 9001, 14001 & 45001;
- Quality audits – carried out periodically in-house by Quality Manager and externally by a QMS auditor;
- Corrective and preventative action – specific internal quality documents are developed and implemented and are deemed to be very useful and proactive;

- Quality control records – Periodic and structured work inspections are carried out on site and recorded within the quality control documentation in line with details developed in the ISO 9001, 14001 & 45001 systems;
- Training – Rowlinson Constructions Ltd have a training policy and programme for reviewing all construction operatives and staff training needs;

2.6 Occupation of the structures

Upon completion of this project Rowlinson Constructions Ltd will assume that any delivery partners or third parties will take full possession and occupation of the buildings as appropriate. Rowlinson Constructions Ltd will assist any delivery partners and third parties in all areas where required to facilitate a smooth problem free occupation of the new premises.

Prior to occupation, Rowlinson Constructions Ltd and/or their partners will hold a series of very informative but essential training and induction days for new occupants. These will focus on introducing the main users of the buildings to the existing and surrounding environment, the new buildings services, and systems and inform the end users how to run their new premises effectively and efficiently.

2.7 Existing records

A full stage 1 and stage 2 site investigation has been completed for the site.

A full record of underground and over ground services are on file.

A full pre-commencement survey of the existing roads, footpaths and property around the site has been undertaken prior to any construction works commencing on site. We are currently dealing with MCC Highways Paul Sant on any matters relating to highways.

The drainage scheme designed for the development has received approval from United Utilities. Any existing sewers which are to be utilised as part of the development have been surveyed for suitability and will be approved for use before any connections are made.

3.0 Assumed Environmental/Site Restrictions and On-Site Risks

3.1 Health and Safety Planning

As principal contractor Rowlinson Constructions Ltd will allow sufficient time for the full development of a Construction Phase Health and Safety Plan prior to a start on site. Whilst the plan has not been completed yet, a copy of the construction phase health and safety plan can be provided to all stakeholders upon completion upon request.

The plan will contain site specific reference to health and safety issues which as responsible and considerate contractors we will be required to manage effectively. The plan will explain in detail how the measures we wish to implement are going to be delivered and will provide details on our management proposals for the project including:

- An overview of the site, the project, its phases and delivery programme;
- Security of the site perimeter, the works and protection of local residents and the general public;
- How any works to the existing roads and footpaths around the site will be managed;
- How safe access/egress to/from each area of the construction project will be achieved;
- Where site compound and welfare facilities will be located;
- How traffic in and around the site will be managed;
- How waste will be managed on site;
- Accident reporting;
- How 'Near Misses' will be dealt with;
- How the risk of fire will be managed on site;
- The plan will contain a copy of Rowlinson Constructions Ltd health and safety policy and arrangement for the management of health and safety including details on how we perform as principal contractor under CDM 2015;

Our health and safety goal on this project will be to ensure that people around and involved in the project are protected and safe. This also includes the local environment.

Our focus will be on creating a safe environment for the contractors working on the site and also for development staff, visitors to the site and also for adjacent residents and users of the already well established existing residential community.

Health and Safety performance on Rowlinson Constructions Ltd sites is monitored externally by our appointed consultants The Building safety Group who carries out regular independent site safety inspections on all our construction sites. This format of inspections will also be employed on this project. The site inspections will be recorded and any non-compliance in specific pre-defined areas of safety will be highlighted for the appropriate action to be taken.

Safety audits will not only focus on compliance with health and safety legislation but also on how the site is interfacing with the local environment and general public.

3.2 Site monitoring

Rowlinson Constructions Ltd considers the following to be issues that will require close monitoring by the construction team during each of the construction phases of this project:

- Access/egress to the construction area of the site;
- Fire Plans and evacuation procedures;
- Noise from on-site operations and the control of it;
- The control of spoil on carriageways around the site;
- The control of dust;
- The segregation of works from the general public;
- Maintaining full uninterrupted services to the occupied streets and areas of the surrounding neighbourhood and existing buildings
- Maintaining emergency access at all times to all areas around the site;

In order to maintain good discipline in all of these key areas, the contract works shall be restricted to controlled areas of the site as agreed with the health and safety advisor and principal designer. In most cases these defined areas will be fenced off with a security hoarding or for works outside the site boundaries with pedestrian barriers which comply with chapter 8 of the National Roads and Streetworks Act.

The creation of work-related dust during the construction period will be monitored very closely. This will involve daily checks of the sites condition, particularly during periods of sustained dry weather. During these periods if any operations are performed which create high levels of dust, we will look to suppress dust by the use of water suppression. The level of dust suppression employed will depend on the severity of the issue. This will be assessed at the time.

Nuisance noise will be monitored very closely. Any items of work which produce high levels of noise will be identified prior to the works commencing on site. Measures will be taken to reduce the noise by considering alternative working methods or if this is not possible by dealing with the noise at source. This can be achieved by careful consideration of working methods, type of plant used or noise suppression all of which will be considered when/if the requirement to manage nuisance noise arises.

3.3 Access/loading/unloading

There will be no vehicular access directly on to the site off Princess Road. Access to the project and works for construction traffic will be via Bowes Street.

We may specify permitted times for delivery/collection of materials to all our suppliers and subcontractors to assist with traffic management. We will observe the planning documentation when issued to establish permitted hours of work

which will dictate vehicle movements and deliveries to site. These times will be confirmed in due course.

All materials delivered to site must be offloaded and stored within the site boundaries or, in the case of works being carried out on the highway materials can be off-loaded and stored in protected areas agreed with MCC highways and which are segregated from the general public and other traffic using the highway.

3.4 Services

As part of the site enabling works and as principal contractor we will prior to commencement of the works confirm the location of all/any existing services within the confines and around the perimeter of the site.

Any services which will need diverting to accommodate the proposed project will be discussed and agreed with the relevant statutory authorities.

3.5 Asbestos

As this is a new build project and the site has already been remediated we have assumed at this stage that there will be no danger presented by asbestos. We will carry out independent checks on any areas of the site we suspect to contain asbestos and any asbestos found will be dealt with through the remediation of the site.

As a responsible employer we are always actively ensuring that all our staff are adequately trained in asbestos awareness and what to do if it is located.

3.6 Contaminated land

A fully intrusive site investigation has been performed on the site. If contamination is highlighted by the site investigation or any further investigation carried out at a later date the local authority will be notified and all the necessary precautions will be taken to avoid contamination of other areas of the site or in order to prevent a hazard or risk to workers, visitors, local residents or the general public.

3.7 Environmental issues

As noted earlier in this document we are QMS ISO 9001, 14001 & 45001 registered contractor. As principal contractor and a responsible building contractor we recognise that we have an important role to play in preserving the environments in which we work and with this in mind we have developed a comprehensive environmental policy which will be followed stringently and observed throughout the construction of this project.

Through our understanding of the ecological documentation provided and via observations made during many site visits we have established that there are a

number of existing pre-existing site environmental issues which we need be mindful of during the construction period.

4.0 Significant Construction Operations & Control

4.1 Materials requiring particular precautions

At this stage of the brief no items requiring particular precautions have been highlighted by the design team or the client. Where necessary, Rowlinson Constructions Ltd will obtain all necessary COSHH data sheets containing information on construction materials which may be hazardous or harmful to health. Information on any material that may be hazardous or harmful to health during the future maintenance, repair, cleaning or demolition of the new buildings will be highlighted to the Principal Designer and their health and safety advisor in due course.

4.2 Traffic Management, Deliveries & Site Parking

It would be Rowlinson Constructions Ltd intention for delivery vehicles to access the site off Bowes Street.

A full photographic condition record of the road will be undertaken as soon as practicable with a representative from MCC highways if required. A copy of the photos will be made available to MCC upon completion.

During the construction period on this project a full site specific traffic management system will be implemented within the confines of the site. The traffic management system will be developed and contain site specific protocol and plans to ensure the safe access and egress of all delivery vehicles into the site, details for the movement of construction plant around the site and details covering provisions made to maintain the safety of the existing staff, residents, the general public, children and site personnel during the execution of the project. A copy of this traffic management plan will be included within the Construction Phase Health and Safety Plan.

Road signage will be positioned in prominent locations to warn traffic and pedestrians of the presence of any site traffic on the surrounding roads.

Suitable safety/warning signage will be displayed on site and around the site in prominent locations to warn all site workers and visitors of the dangers of moving traffic on site.

The traffic management plan will be developed and implemented on site throughout the project. The traffic management plan will be subject to regular review and revision throughout the duration of the project depending on the programme of works, specific access requirements and the phased completion of the works.

All orders placed with suppliers and subcontractors shall include details for site deliveries. These shall include details of the approach to the development via Bowes Street and any access restrictions that apply where applicable. Delivery vehicles will have to be fit for purpose and where practicable the size of delivery vehicles shall be restricted to the minimum, however the use of articulated vehicles is sometimes going to be unavoidable. For the delivery to site of certain materials or plant, for example piling rig, cranes, PCC wall/floor/roof panels etc. there may be no other alternative available.

In circumstances such as these, large deliveries will be carefully coordinated in order to cause as little disruption to the local roads, wider community.

All delivery vehicle drivers will be instructed to report to the site office for instruction before entering site and/or off loading materials from their vehicles.

Material deliveries will be restricted to normal working hours whilst observing the prohibited times stated in any notice of planning.

All contractors, suppliers and visitors to the site will be made aware of the likelihood of pedestrians in and around the vicinity of the site during all times of the day.

During the construction period, no vehicles will be permitted to reverse in or out of the site unless it is unavoidable. Where practicable and where site conditions allow, all traffic must turn around within the confines of the site. If a vehicle need to reverse out of the site there must be a banks man in attendance at all times when this operation is being carried out.

Under no circumstances are materials to be unloaded outside the site boundaries. Once vehicles are inside the site boundaries delivering/collecting materials, the unloading and storage of materials will be in accordance with the manufacturers' recommendations and the site management instructions. Materials storage will be provided in designated areas of the site within the site boundaries at all times.

To reduce the risk of spoil being discharged onto the roads surrounding the site, clean hard standings will be constructed in bitmac or in stone/hardcore prior to the loading/off-loading operations commencing in an aim to ensure that vehicles wheels are kept off muddy areas of the site and not pulling spoil/mud onto the carriageway when they exit the site.

There will be a power washer on site when required in order to clean heavily soiled vehicles wheels where required and this will be supplemented by the surrounding roads and footpaths being mechanically swept/physically swept when necessary in an aim to maintain them in a clean and safe condition at all times. Conversely, during periods of sustained dry weather measures will be taken to suppress dust.

All delivery/commercial vehicles with an axle weight over 4 tons that leave the site will have their loads fully sheeted over to prevent materials or debris

falling off the vehicle. It will also aid with the control of dust from vehicles

In summary our main concerns for this project in relation to traffic management which need attention to detail are:

- Coordination and control of traffic (vehicular and pedestrian)
- Parking restrictions
- Access and egress from the site and arrangements for temporary site access roads
- Timing of deliveries to avoid peak times of the local area
- Material deliveries and safe vehicular access and egress
- Arrangements for parking
- Modifications to site boundaries and reinstatements as the works progress and upon completion of the works

4.3 Site security

As principal contractor we shall ensure that adequate levels of security measures are implemented throughout the construction period in order to prevent unauthorised access to the working areas of the site.

The construction phase health and safety plan shall confirm these measures in detail but for the purpose of this document we can confirm that as a minimum we will employ a CCTV security system which will be monitoring the site and its boundaries. These will be monitored off site and where/if required security patrols will be dispatched to deal with any issues.

These will be monitored off site and breaches of the site boundaries will trigger an audible response from our monitoring company who can communicate with site intruders. If required a security patrol will be dispatched and if required the an incident will be reported to the Police.

4.4 Site welfare and house keeping

Prior to construction we would identify in detail and agree with the principal designer and the Health & Safety advisor the level of accommodation to be provided to allow us to administer the works safely and effectively whilst complying with the requirements of CDM 2015.

This will be located in a fully fenced compound within the confines of the site/phases.

4.5 Site Rules & Fire Risk

During the construction period Rowlinson Constructions Ltd will be implementing a series of site specific rules which will be tailored to fit in with the specific requirements of this development. These will be implemented in order to maintain high levels of health, safety and security on

the site. In addition the rules will consider its location within surrounding area and site and recognise sensitive issues that may surround the development.

Before commencement we will develop a site specific fire risk assessment for each phase which will be bespoke to the site requirements.

It is our company policy to operate all our sites as 'No Smoking'. Smoking and vaping will only be permitted in designated areas of the site.

4.6 Good neighbourly relations

The proposed working hours for this project are: -

Monday to Friday: 7:30am – 6:00pm

Saturday: 8:30am – 2:00pm

No work will be done on Sundays or Bank Holidays without prior approval

Workers will generally arrive approximately 30 minutes before they start work

Prior to commencement on site we will meet with the other stakeholders of the project to discuss how we propose to procure the works in order to fully develop our management strategy. We will note and take on board any comments and suggestions made by other stakeholders and where practicably possible implement systems to alleviate any concerns that may arise.

In addition to the above, the development of our construction phase health and safety plan including our traffic plan, security measures, and accommodation proposals, we would also be looking to adopt the principles of the Considerate Constructors Scheme. The following areas would demonstrate a high level of compliance with the scheme and also demonstrate to the client our high level of commitment and attention to detail in managing a project of this kind in its proposed location:

- Considerate
- Cleanliness
- Good neighbour
- Respectful
- Safe
- Responsible
- Accountable

End of report