
39-41 PICCADILLY PLAZA – CONSTRUCTION MANAGEMENT STATEMENT

This Statement supplements the drawings and information including waste management plan submitted under ref. 127189/FO/2020 for the following description of development:

Flexible change of use from existing sui generis (casino) use to a flexible use comprising Use Class A1 (Shops); A2 (Financial and Professional Services); and A3 (Restaurants and Cafes) pursuant to Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order (2015), including associated internal subdivision, installation of new shopfronts and associated works.

From a construction point of view, the proposals simply comprise creating a new demise, installation of new shopfronts and a base retail fit out for each of the three new units. As such, the proposals are minor in nature.

Traffic Management

The small scale of the proposals means that no formal Construction Traffic Management Plan is necessary.

Deliveries

Deliveries to the site for materials will take place at the existing loading bays to the rear of City Tower, via New York Street. No deliveries will take place on the Piccadilly Plaza entrance as there are traffic restrictions in place, bus lane and high pedestrian movement and this would not be appropriate.

Deliveries will be carefully managed to minimise disruption to the existing operations of tenants in the building and the timings of these deliveries will be in accordance with the requirement of the Plaza Management team and will adhere to the site's existing guidance.

Offloading will be direct from vehicles into the site via the loading bays. All construction materials will be stored within the site itself.

Removal of Waste

Construction waste will be removed as dictated by Plaza Management, in accordance with the site waste management strategy proforma submitted with the application.

Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Materials will be handled efficiently, and waste managed appropriately. The contractor shall aim to minimise waste and to recycle as much material as possible.

Dust, Noise and Vibration

The site is located in an established commercial area and is not adjacent to any sensitive properties. The minor nature of the proposals means that no special measures are necessary for the ordinary consequences of project execution. Instead, the following measures to practicably mitigate those ordinary consequences from such activities and as a matter of good practice will be followed:

Dust

- Demolition activities will use water as a dust suppressant;
- All loads delivered to or collected from the site will be covered where appropriate; and
- All road vehicles will be requested to comply with set emission standards.

Noise and Vibration

- The contractor shall take reasonable steps to minimise any noise disruption to adjacent occupiers;
- Where it is necessary to carry out noisy activities, identify them in advance and give notice;
- Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods; and
- No externally audible radios or other audio equipment will be allowed on site.

Hoarding during Construction

Solid hoarding will be provided around the construction zones, to prevent transferal of dust and noise. The hoarding may include CGI imagery and City Tower branding (as per the existing situation on these vacant units).

Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the hoarding.

The constructor shall implement procedures to protect the site from fire. The site manager shall assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:

- Hot Work Permit regime.
- Installation of the site firefighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
- Evacuation alarm.
- Material storage and waste control.
- Fire Brigade access.